Karen Johnson
Batch # 1255856
04/02/2025 04 17 29 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250402-0025229

This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C
424 Church Street
Suite 2500
Nashville, TN 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Benjamin Briggs Princehorn 1101 Davidson Road Nashville, TN 37205	Same	115-2-97

TONYA W. GINNETTI
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES JANUARY 31, 2026

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

BR

BENJAMIN BRIGGS PRINCEHORN

SWORN TO AND SUBSCRIBED before me this 24th day of March 2025.

NOTARY PUBLIC
My Commission Expires: Jan 31, 2026

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain *Final Decree of Divorce* entered on February 26, 2025, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Sarah Schleicher Princehorn v. Benjamin Briggs Princehorn*, Docket Number 24D1009, Sarah Princehorn a/k/a Sarah Schleicher Princehorn, has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Benjamin Princehorn a/k/a Benjamin Briggs Princehorn, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No 21 on the Plan of Crest Meade, Section 1, of record in Book 2331, Page 153, Register's Office for Davidson County,

Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Princehorn and Sarah Princehorn, husband and wife, from Lisa Janette Michaels and husband, Daniel David Michaels, by Warranty Deed dated July 13, 2007, and recorded July 17, 2007, as Instrument No. 20070717-0084911, said Register's Office.

This is improved property known as. 1011 Davidson Road, Nashville, Tennessee 37205.

Sarah Princehorn
SARAH SCHLEICHER PRINCEHORN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, JANET L. FLINT, a Notary Public in and for said County and State, the within named SARAH SCHLEICHER PRINCEHORN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 18th day of MARCH, 2025.

JANET L. FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Janet L. Flint
NOTARY PUBLIC

My Commission Expires: 5/5/25.

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.