Karen Johnson
Batch # 1257765
04/11/2025 09 08 09 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250411-0027041

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed*	STATE OF TENNE COUNTY OF DAVIDSON) The actual consideration for this transfer is· $0.00. Affiant Subscribed and sworn to before me, this 7 day of April, 2025 Notary Public My Commission Expires.

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Millicent Van Mol Vance 132 Haverford Drive Nashville, TN 37205	New Owner and Mortgagee of Record	Map/Parcel 116-13-0H-001.00 CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JAMIE CLAY VANCE, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **MILLICENT VAN MOL VANCE, married** (hereinafter referred to as the "Grantee"), and its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No 1, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 130 Haverford Drive Cottages, of record in Instrument No. 20170816, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property

Being the same property conveyed to Jamie Clay Vance and Millicent Van Mol Vance, husband and wife, by Warranty Deed from Cadence Construction, LLC, a Tennessee limited liability company, dated May 29, 2019, recorded June 3, 2019, of record in Instrument No. 20190603-0052440, Register's Office for Davidson County, Tennessee The Grantor and Grantee have filed for divorce, which is not yet finalized

This is improved property known as: 132 Haverford Drive, Nashville, Tennessee 37205.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions

and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of April, 2025.

GRANTOR:

JAMIE CLAY VANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Clay Vance, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 8 day of April, 2025.

Notary Public

My Commission Expires: 5/8/2028

