**Property Address: 3641 Crossbrooke Drive, Nashville Tennessee 37221**

**Map & Parcel: 141 06 0C 068 00**

**New Owner: Cristina Delaney**
**Address: 3641 Crossbrooke Drive**
**Nashville, Tennessee 37221**

**Send Tax Bill to:**
**Same**

This instrument was prepared by: **Michele McGill**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778; Facsimile (615) 790-7468

**Based on information provided by the parties.** No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

# QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, to be entered on January 21, 2025 Williamson County Chancery Docket No. Case Number 23CV-52927W, and for good and valuable consideration, and no monetary consideration, I, **Stephen Delaney**, hereby quitclaim and convey to **Cristina Delany, a single person**, all the right, title and interest I may have, if any, in and to the following described real property located in Williamson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No 56 on the Plan of Riverbridge Community Phase 1B, A Planned Unit Development of record in Instrument No 20030709-0094608, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen Delaney and Cristina Delaney, by Warranty Deed from Heather M. Hendrickson, an unmarried woman, of record in Instrument No 202310004-0078179 in the Register's Office of Davidson County, Tennessee, dated October 3, 2023 and recorded on October 4, 2023.

This is improved property located at 3641 Crossbrooke Drive, Nashville, TN 37221

This conveyance is made subject to the following:

1. All applicable zoning ordinances;
2. Utility, sewer, drainage and other easements of record.;
3. All subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record;
4. Building restrictions, and;
5. Other mattes of public record.

Karen Johnson Davidson County
Batch # 1264994 DEEDQC
04/25/2025 10 48 41 AM 2 pgs
Fees $12 00 Taxes $0 00

20250425-0031922

IN WITNESS WHEREOF I have hereunto set my hand this 12 day of FEBRUARY, 2025.

Stephen R Delaney

**Stephen Delaney**

**STATE OF** Arizona )
**COUNTY OF** Maricopa )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Delaney,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of Februzary, 2025.

Aura Ortiz

NOTARY PUBLIC

08-21-2028

My Commission Expires

Aura Ortiz
Notary Public
Maricopa County, Arizona
My Comm Expires 08-21-28
Commission No. 672824

**STATE OF TENNESSEE** )
**COUNTY OF WILLIAMSON** )

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

**Affiant**

Sworn to and subscribed before me this 14th day of April, 2025.

Michele McGill

NOTARY PUBLIC

6/13/27

My commission expires

**The actual consideration or value, whichever is greater, is $0.**

MICHELE MCGILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY