Karen Johnson Davidson County
Batch# 1288599 DEEDQC
06/23/2025 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00

Name and Address of New Owner:
Alexis Marie Vatterott & Ann Marie Vatterott
314 Mapleton Alley
Hermitage, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 097-02-0A-087-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alexis Marie Vatterott, a single woman,** "the Grantor," convey and quitclaim any interest they have unto **Alexis Marie Vatterott, a single woman and Ann Marie Vatterott, a married woman, as joint tenants with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 87 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286, to which plan and certificate reference is hereby made for a more complete and accurate description.
>
> The aforesaid Plat of Record in Instrument No. 20090603-005 I 286 voided, vacated, and superseded Lots 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 93 and open space "E" as shown on the plat entitled "Villages of Riverwood, Phase One, Section One, Revision One" as of record in Instrument No. 20080723-0075577, in said Register's Office.
>
> Being the same property conveyed to Camus Junior Desforges, unmarried, by Warranty Deed dated January 20, 2023 from Stephanie Pirera, an unmarried woman, recorded January 23, 2023 in Instrument No. 20230123-0005001 in the Register's Office.
>
> Being the same property convyed to Alexis Marie Vatterott by Warranty Deed from Camus Junior Desforges, dated May 22, 2025 and recorded May 23, 2025 as Instrument No 20250523-0040986, said Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

202506230049140

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23rd day of May, 2025.

(SEAL)
Alexis Marie Vatterott

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Alexis Marie Vatterott,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of May, 2025.

JOSHUA FRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 23rd day of May, 2025.

Notary Public
My commission expires: _____

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

File # 2025-7865-RS

Tennessee Certification of Electronic Document

Regina Sullo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5-23-25 (date of document)

Regina Sullo

Affiant Signature

June 23, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23 day of June 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202506230049140