Karen Johnson Davidson County
Batch# 1301975 DEEDQC
07/25/2025 08:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250725-0058773

THIS INSTRUMENT PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Brandon Foltz **Emily Foltz** **5404 Anchorage Drive** **Nashville, TN 37220**	**New Owner**	**160-03-0-005.00**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Brandon Foltz and Emily Foltz, husband and wife and Matthew Ricker, a married man**, (hereinafter called the **"Grantors")**, hereby quitclaim and convey all of **their** right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee described as follows, unto **Brandon Foltz and Emily Foltz, husband and wife,** (hereinafter called the **"Grantees")**, **their** heirs**,** successors and assigns**,** as the case may be, to-wit:

Being Lot No. 307 on the Plan of Haileywood Estates, Section VIII-C of record in Plat Book 3106, Page 78, Register's Office Davidson County, Tennessee, to which Plan reference is here made for a more complete Legal description.

Being the same property conveyed to Brandon Foltz and Emily Foltz, husband and wife and Matthew Ricker, a married man by Warranty Deed from Melinda Finney Rigsby, Melissa F. Adkisson, Marlene F. Petty, Derek Daniel Finney, and Alec Philip Finney of record in Instrument No. 20190711-0067500 Register's Office for Davidson County, Tennessee, dated July 09, 2019 and recorded on July 11, 2019.

***The property herein conveyed has never been the primary residence of Matthew Ricker or his spouse.**

This property is known as **5404 Anchorage Drive, Nashville, TN 37220**.

WITNESS, the hand of the undersigned this 24th **day of July, 2025.**

Brandon Foltz

Emily Foltz

Matthew Ricker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Brandon Foltz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th **day of July, 2025**.

My commission expires: 11-25-2028

Notary Public

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-25-2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Emily Foltz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th **day of July, 2025**.

My commission expires: 11-25-2028

Notary Public

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-25-2028

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-25-2028

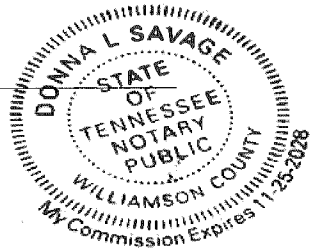
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Matthew Ricker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd **day of July, 2025**.

My commission expires: 11-25-2028

Notary Public



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

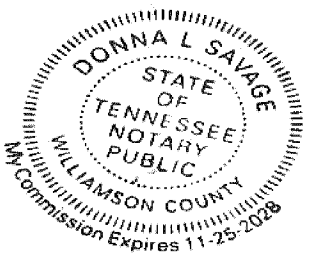
The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 24th **day of July, 2025**.

My commission expires: 11-25-2028

Notary Public



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7-24-2025.

Date

Affiant Signature

7/24/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of July, 2025.

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

