QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1310378 DEEDQC
08/15/2025 09:29:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250815-0065082

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on August 15th, 2025.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul Settle & Melissa Abington 5023 Chaffin Dr. Nashville, TN 37221	Same as New Owner	155 16 0 021.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Paul Settle, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Paul Settle and Melissa Abington, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 38, as shown on the map entitled Pasquo Park, Section 1, of record in Plat Book 3600, Page 53, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Paul Settle by Warranty Deed from Marlon K. Myatt and William S. Caldwell as joint tenants with right of survivorship not joint tenants in common, dated September 1st, 2017, and recorded on September 12th, 2017, of record in Instrument No. 20170912-0093232, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 5023 Chaffin Dr., Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on August 15th, 2025.

Paul Settle

STATE OF TN

COUNTY OF Davidson

On August 15th, 2025, before me personally appeared **Paul Settle**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 15th, 2025.

NOTARY PUBLIC

My Commission Expires: 9/8/25

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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