This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson
Batch # 1318882
09/05/2025 09 47 35 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250905-0070977

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID(s):
Shelby Goodfriend **624 Hadley Village Blvd** **Old Hickory, TN 37138**	**NEW OWNER**	**044-14-0E-013.00-CO**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Frank Whitfield Jr.** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Shelby Goodfriend,** the **Grantee** herein, her successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of Hadley Village Owner' s Association, Inc. a Horizontal Property Regime with Private Elements of record in Exhibit " B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20190826-0085669 as amended by Instrument No. 20200318-0030072 and 20201016-0120556 with Scrivener' s Affidavit of record at instrument No. 20200320-0030626, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shelby Goodfriend and Frank Whitfield, Jr., wife and husband, by Warranty Deed from Andrew Ayme and Melissa Ayme, husband and wife, of record in Instrument No. 20231218-0097276, Register's Office for Davidson County, Tennessee.

This is a transaction that is exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E)and is executed in accordance with the terms and conditions of the divorce action styled *Shelby Anne Goodfriend-Whitfield v Frank Raymond Whitfield Jr* found in Docket No. 25D495 in the Circuit Court for Davidson County, Tennessee.

This is improved real property known as: 624 Hadley Village Blvd, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 18 day of June, 2025.

Frank Whitfield Jr.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank Whitfield Jr.**, 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 the 18 day of June, 2025.

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 18 day of June, 2025.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028