QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1351483 DEEDQC
11/26/2025 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251126-0094520

W-SEB-25-816

STATE OF TENNESSEE
COUNTY OF RHEA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 2025

Notary Public

MY COMMISSION EXPIRES: 07.06.2027
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LISA K. DAVIS RHEA COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christina Proctor and Derek Proctor, wife and husband	**SAME AS NEW OWNER** Christina Proctor & Derek Proctor	
(NAME) **816 Carlisle CT N,**	(NAME) 1073 Powell Grove Road	**108-04-0A-038.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Lebanon TN 37090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINA PROCTOR FKA CHRISTINA E. WELLS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CHRISTINA PROCTOR AND DEREK PROCTOR, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, being Lot No. 88, on the Plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, Page 326 and amended in Book 7900, Pages 104 and 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christina E. Wells, an unmarried woman by Warranty Deed from Nicole Wilkes Jordan and Patricia Kay Waldrip, of record in Instrument No. 20080612-0060742 Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **816 Carlisle CT N, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 21st day of November, 2025.

Christina Proctor fka Christina E. Wells

Christina Proctor fka Christina E. Wells

STATE OF TENNESSEE
COUNTY OF RHEA

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

Witness my hand and official seal, this the 21st of November, 2025.

Notary Public
My Commission Expires: 07.06.2027
(SEAL)

LISA K. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
RHEA COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, **Brigid S. Tussey,** do hereby make oath that I am 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 November 21st, 2025.

Brigid S. Tussey
Affiant Signature

November 21st, 2025
Date

STATE OF TENNESSEE
COUNTY OF RHEA

Sworn to and subscribed before me the 21st day of November 2025.



Lisa K. Daniel
Notary's Signature

My Commission Expires: 07.06.2027

Notary's Seal