Karen Johnson Davidson County
Batch# 1353350 DEEDQC
12/03/2025 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251203-0096092

QUITCLAIM DEED	STATE OF ~~TENNESSEE~~ MICHIGAN} COUNTY OF ~~DAVIDSON~~ MONROE} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 2nd day of ~~August~~ November 2025. Notary Public BETHANY ANN SIMMONS Notary Public, State of Michigan County of Monroe My Commission Expires Nov. 12, 2031 Acting in the County of Monroe My Commission Expires: 11/12/2031

Address New Owners as:	Tax Bill To:	Map / Parcel
Jonathan Christian **250 S. River Road,** **Waterville, Ohio 43566**	New Owner	103 03 0 020.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Isabell Buck, a single woman** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Jonathan Christian, a single man** (hereinafter referred to as "Grantee"), all of her interest in the following described parcels of real estate located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 104 on the Plan of Richland Meadows, Section 2, of record in Book 2083, Page 72, Register's Office for Davidson Conty, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Christian and Isabell Buck, married, as tenants by the entirety, by Quitclaim Deed from Jonathan Christian, married, in record of Instrument No. 20230502-0032460, Register's Office for Davidson County, Tennessee.

This conveyance is being made pursuant to the Final Judgment Entry of Divorce filed in Case No. 2025DR0018, in the court of Common Pleas of Wood County, Ohio, Domestic Relations Division.

This improved property in commonly known as 5520 Bon Air Circle, Nashville, TN 37209.

This is the same legal description used in the last instrument of record.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. The Grantor is joining into the instrument to convey the Grantee all interest they may have in the above-described properties, including martial interest.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 7th day of ~~August~~ November, 2025.

GRANTOR:

Isabell Buck

By: Isabell Buck

STATE OF ~~TENNESSEE~~ MICHIGAN}

COUNTY OF ~~DAVIDSON~~ MONROE}

On this 7th day of ~~August~~ November, in the year 2025, before me the undersigned, personally appeared Isabell Buck personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 7 day of ~~August~~ November, 2025.

Notary Public

My Commission Expires: 11/12/2031

BETHANY ANN SIMMONS
Notary Public, State of Michigan
County of Monroe
My Commission Expires Nov. 12, 2031
Acting in the County of Monroe

Certificate of Authenticity

I, Robert J. Notestine, III, 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 November 7, 2025.

AFFIANT SIGNATURE

12/3/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 3 day of December, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1-24-29

Notary's Seal:

