QUITCLAIM DEED

AJ-QCD-25-1028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christiane E. Pheil	**New Owner**	**07206003600**
(NAME)	(NAME)	
1028 Iverson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1360627 DEEDQC
12/22/2025 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251222-0101579

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHRISTIANE E. PHEIL AND REBECCA M. RYAN ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

CHRISTIANE E. PHEIL ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 64 ON THE PLAN OF MAYNOR PLACE OF RECORD IN PLAT BOOK 843, PAGE 24, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 64 FRONTS 60 FEET ON THE SOUTHERLY MARGIN OF IVERSON AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 160 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHRISTIANE E. PHEIL AND REBECCA M. RYAN, A MARRIED COUPLE, BY WARRANTY DEED, FROM JIM SIMPSON AND MARY ELIZABETH LONG SIMPSON, OF RECORD IN INSTRUMENT NO. 20220413-0042936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID CHRISTIANE E. PHEIL AND REBECCA M. RYAN HAVING SINCE DIVORCED, AND PURSUANT TO THE DIVORCE DECREE IN CASE NO. 25D685, THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, REBECCA M. RYAN QUITCLAIMS ALL HER INTEREST, MARITAL OR OTHERWISE, IN THE SUBJECT PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1028 Iverson Avenue, Nashville, TN 37216.**

Witness our hands this the _____ day of _____, 2025.

_____
CHRISTIANE E. PHEIL

STATE OF)
COUNTY OF)

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

Witness my hand and official seal, this the _____ day of _____, 2025.

_____
Notary Public

My Commission Expires:

_____
REBECCA M. RYAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 5th day of December, 2025.

_____
Notary Public

My Commission Expires: 7-2-29

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is **improved** property known as: **1028 Iverson Avenue, Nashville, TN 37216.**

Witness our hands this the ~~12th~~ 17TH day of December, 2025.

CHRISTIANE E. PHEIL

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the ~~12th~~ 17TH day of December, 2025.

Sydney Gleaves
Notary Public

My Commission Expires:

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Sydney Gleaves
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 01/04/2027

I, Adam H. Jefferson, 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 December 19, 2025 (date of document).

Affiant Signature

Date 12-19-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON