Karen Johnson Davidson County
Batch# 1361980 DEEDQC
12/29/2025 11:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0102789

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sumner

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16 DAY OF Dec, 2025.

(Affix Seal) Notary Public

My Commission Expires: RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Craig Botko	SAME	083-15-0-115.00
204 Noonan Court	1107 Shoreside Drive	
Nashville, TN 37206	Hendersonville, TN 37075	

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Shari V. Botko,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey all our right, title, and interest unto: **Craig A. Botko, unmarried** hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

See attached Exhibit A-Legal Description

This is ( ) unimproved property known as:
(X) improved property known as: **204 Noonan Court, Nashville, TN 37206**

Witness my hand this 16 day of Dec, 2025:

Shari V Botko
Shari V. Botko

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Shari V. Botko,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Sumner, State of TN, this 16 day of Dec, 2025.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 133, Section Two, Addition One, Fortland Park, as shown on plat of record in Plat Book 2854, Page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Craig A. Botko and Shari V. Botko, husband and wife, by deed from April Davies, unmarried of record in Inst # 20220705-0076945, recorded on 07/05/2022, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Brandon Schneider, 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 12.16.25 (date of document).

Affiant Signature

December 23, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of December, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29