Karen Johnson Davidson County
Batch# 1363827 DEEDQC
12/31/2025 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104049

THIS INSTRUMENT WAS PREPARED BY
Grace P. Anderson, Attorney
Digby Family Law, PLC
5123 Virginia Way, Suite C22
Brentwood, TN 37027

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.
The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Udwin	**Natalie Udwin**	
(Name)	(Name)	**06-160-103**
5815 Mitchell Road	**5815 Mitchell Road**	
(Address)	(Address)	
Atalanta, Georgia 30328	**Atlanta, Georgia 30328**	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to Tennessee Code Annotated § 67-4-409(a)(1)(C)(v) and is executed in accordance with the terms and conditions of the *Final Judgment and Decree of Divorce* entered in **Natalie Udwin v. Barbara Talbert**, Superior Court of Dekalb County, Georgia, File Number 21FM10787. Accordingly, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **BARBARA LEE TALBERT**, hereby quitclaim and convey to **NATALIE UDWIN** all the right, title, and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Joywood Heights, Section 2, as of record in Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 285 fronts 75 feet on the northerly side of Dellway Drive and runs back between parallel lines 299.7 feet on the westerly line and 304.5 feet on the easterly line, to a deadline in the rear, measuring 75.1 feet thereon.

Being the same property conveyed to Barbara Lee Talbert and Natalie Udwin, spouses, by Warranty Deed from Natalie Ferwerda and Justin Ferwerda, spouses, of record in Instrument No. 20180614-0057185, in the Register's Office of Davidson County, Tennessee, dated June 12, 2018, and recorded on June 14, 2018

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property located at: 157 Dellway Drive Nashville, Tennessee 37207.

IN WITNESS WHEREOF, this instrument to be executed on this the 8th day of September, 2025.

BARBARA LEE TALBERT

STATE of ~~TENNESSEE~~ Georgia)
COUNTY of Coss)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State aforesaid, the within named bargainor, BARBARA LEE TALBERT, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Lodi County, ~~Tennessee~~ Georgia, this 8th day of September, 2025.

Notary Public

My commission expires: 6/16/2026

MARIN ANNA WINTER
NOTARY PUBLIC
Comm. Expires
2026
STATE OF GEORGIA

Certificate of Authenticity

I, **Ryan Lux**, 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 **9/8/25**.

Date

Affiant Signature

12/30/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **December**, 2025.

Notary's Signature

My Commission Expires: 2/26/2029

Date

Notary's Seal (if on paper)

