Karen Johnson
Batch # 1387057
03/02/2026 12:24:13 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260302-0016114

This Instrument Prepared by Carole Cartwright, 401 Ansley Court, Smyrna TN 37167

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned **Beverly Y. Blackwell,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Danielle Bryndel,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 116 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, page 885, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Beverly Y. Blackwell, by Warranty Deed dated October 28, 1997, from Butler Construction, LLC, recorded November 4, 1997, in Book 10669, Page 424, in the Official Records of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN TESTIMONY WHEREOF I/we have executed this instrument the 28th day of **February, 2026.**

Beverly Y. Blackwell

Beverly Y. Blackwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, undersigned **Beverly Y. Blackwell**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **February, 2026.**

Sylvia D. Lockhayer
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/9/2027

SYLVIA D. LOCKHAYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

D. Bryndel
Affiant

SUBSCRIBED AND SWORN before me this the 28th day of **February, 2026.**

Sylvia D. Lockhayer
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/9/2027

SYLVIA D. LOCKHAYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **213 Wildgrove Court Antioch TN 37013**
TAX PARCEL NO.: **176-5-B-21CO**
PROPERTY OWNER: **Danielle Bryndel**
OWNER'S ADDRESS: 401 ANGLEY CT. BRENTWOOD 37167

MAIL TAX BILLS TO: **Owner at Owner address**