Prepared by:
Margaret Brady
Attorney
103 Cumberland Street
Ashland City, TN 37015

Karen Johnson
Batch # 1419764
05/13/2026 09:43:59 AM
Fees: $12.00 Taxes: $0.00
20260513-0042911

Davidson County
DEEDQC
2 pgs

STATE OF TENNESSEE
COUNTY OF CHEATHAM
The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

JENNIFER GANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn before me this 21 day of March 2025.

Notary Public
My Commission Expires: 6/24/28

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Dakota Tinch 712 Rachels Trail Hermitage, TN 37076	Same as new owner	075-07-0-264.00

*****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*****

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and of my desire to reflect ownership and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **CARMEN POMPELL** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey, unto the said **DAKOTA TINCH** (the "Grantee"), all of her right, title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 39B, zone lot division, Lot Nos 23-25, 27, 29, 30-34, 36-43, 45, 46, and 48, Rachel's Square, section, two, of record in Plat Book 6250, Page 540, amending plat book 5200, Page 623, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for more complete and accurate legal description thereof.

Being the same property conveyed to Dakota Tinch by William David Voyles and wife, Robbin L. Voyles, on January 18, 2019, by deed of record Instrument No. 20190118-0005483, in the Register's Office for Davidson County, Tennessee

This is improved property known as 712 Rachels Trail, Hermitage, TN 37076.

Dakota Tinch and Carmen Pompell were previously married to each other but are now divorced. Cheatham County Chancery Court, Docket No. 19655.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 21 day of March 2025.

Carmen Pompell

Carmen Pompell

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 21 day of March 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carmen Pompell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purpose therein contained.

Witness my hand and official seal on this the 21 day of March 2025.

Margaret Brady

Notary Public

My commission expires: 9/19/26

THIS DOCUMENT IS PREPARED WITH INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

