Karen Johnson Davidson County
Batch# 1425095 DEEDQC
05/26/2026 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260526-0047631

This Form furnished by:
ATTORNEY GEORGE D. SPANOS

FROM:
LANA J. TOLLEY

TO:
MATTHEW P. DOBBERFUHL

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Matthew P. Dobberfuhl 552 Stevenson Street Nashville, TN 37209	SAME	091-4Q-002 00 CO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Chancery Court for Williamson County, Tennessee, Docket No. 25CV-55066.**

MATTHEW P. DOBBERFUHL

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-08-2028.
(AFFIX SEAL)

This Instrument Prepared By:

GEORGE D. SPANOS, ATTORNEY
Rogers, Shea & Spanos, PLLC
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600
g.spanos@midtnlawyers.com

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **LANA J. TOLLEY**, do hereby quitclaim to **MATTHEW P. DOBBERFUHL**, all my interest, if any, in said real property in Nashville, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit B on the plan of 550 Stevenson Street Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 550 Stevenson Street Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210226-0024510, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Matthew P. Dobberfuhl, a married man by Warranty Deed from Catherine Elizabeth Burger, unmarried of record in Instrument No. 20250630-0051279and recorded on June 30, 2025 in the Register's Office for Davidson County, Tennessee.

This is improved real property located at 552 Stevenson Street, Nashville, TN 37209.

IN WITNESS WHEREOF I have hereunto set my hand on this the 18th day of May, 2026.

Lana J. Tolley
LANA J. TOLLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Elizabeth A. Garrett, a Notary Public in and for said County and State, the within named, **LANA J. TOLLEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 18th day of May, 2026.

Elizabeth A. Garrett
NOTARY PUBLIC

My Commission Expires: 7/2/2029.
DATE

ELIZABETH A. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, George Spanos, 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 May 16, 2024.

Date

George Spanos

Affiant Signature

May 24, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of May, 2024.

Jessica Stanford

Notary's Signature

My Commission Expires: 11-08-2028

Date

Notary's Seal (if on paper)

JESSICA STANFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028