Karen Johnson
Batch # 1426795
06/01/2026 08:52:41 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260601-0048928

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 KELLY ANN MACFARLANE, AFFIANT Subscribed and sworn to before me, this _____ day of May 26, 2026 NOTARY PUBLIC My Commission Expires: 5-8-2029

CECILIA DURAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Russell Louis Garner 1079 Lady Nashville Drive Hermitage, TN 37076	New Owner	Map & Parcel: 76 1 D 81CO

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement incorporated into the Final Decree of Divorce entered on April 14, 2026, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of Russell Louis Garner v. Kelly Ann Macfarlane., Docket Number 24D93, I, Kelly Ann Macfarlane, by these presents do transfer, quitclaim, and convey unto the said Russell Louis Garner, an unmarried person, his heirs, successors, and assigns, all of my right, title and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, identified below:

This is improved property known as 1079 Lady Nashville Drive, Hermitage, TN 37076, and more particularly described as follows:

Being all of Lot No. 81, on the plan of Final Plat, Heritage Hills – Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Russell Garner and Kelly Macfarlane, Husband and Wife and Eugene Garner and Denise Garner, Husband and Wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated October 31, 2019, appearing in Instrument Number 20191105-0113968, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument Number 20170925-0098154; Grant of Easement to Piedmont Natural Gas Company of record in Instrument Number 20100111-0002349; Declaration of Easements of record in Instrument Number 20061227-0159081 and in Record Book 1223, page 1531; Detention Maintenance Agreement of record in Instrument Number 20060503-0050829; Homeowner's Association Charter of record in Instrument Number 20070821-0100112; Off Site Sewer Easement of record in Instrument Number 20170613-0059009, and to any and all matters shown on said plat and survey of record in Instrument Number 20171004-0102057.

This conveyance is subject to any and all existing easements and/or restrictions of record.

This is improved property known as: 1079 Lady Nashville Drive, Hermitage, TN 37076.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 26 day of May 2026.

KELLY ANN MACFARLANE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **KELLY ANN MACFARLANE**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of May 2026.

Notary Public

My Commission Expires: 5-8-2029

CECILIA DURAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029