Karen Johnson Davidson County
Batch# 1452518 DEEDQC
07/29/2026 12:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260729-0069818

Recordation Requested By/Return to:
LYNX TITLE GROUP, INC.
2963 GULF TO BAY BLVD., SUITE 300
CLEARWATER, FL 33759
File No. TN-26-197

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
744 NEWBERRY LLC, A GEORGIA LIMITED LIABILITY COMPANY	744 NEWBERRY LLC, A GEORGIA LIMITED LIABILITY COMPANY	102 15 0 029.00
2841 RIDGEWOOD RD NW ATLANTA, GA 30327	2841 RIDGEWOOD RD NW ATLANTA, GA 30327	

Executed this 27 day of July 2026

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **RAEMI JANEL CARNEY NOW KNOWN AS RAMEI JANEL NUCKLES, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **744 NEWBERRY LLC, A GEORGIA LIMITED LIABILITY COMPANY** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to RAEMI JANEL CARNEY AND HUSBAND, ROBERT CARNEY by Deed dated 09/10/2007 and recorded on 09/12/2007 as Instrument No. 20070912-0109337 in the Register of Deeds Office for DAVIDSON County, Tennessee.

This Deed is pursuant to a Divorce as Case No. 09D2582 filed on 01/07/2010 in the County of DAVIDSON, State of TENNESSEE.

Property known as, 744 NEWBERRY ROAD , NASHVILLE, TN 37205
This instrument was prepared without the benefit of a title examination.

Wherever 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 my hand this 27 day of July, 20 26

Raemi Janel Nuckles
RAEMI JANEL CARNEY N/K/A RAMEI JANEL NUCKLES

STATE OF Georgia

COUNTY OF Fulton

Before me, Amanda F Zorc of the state and county mentioned, personally appeared **RAEMI JANEL CARNEY N/K/A RAMEI JANEL NUCKLES,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires Apr 9, 2030

Notary Public
Printed Name: Amanda F Zorc
My Commission Expires: 4.9.30

EXHIBIT "A"
Property Description

Closing Date: **July 27, 2026**

Borrower(s): **Raemi Janel Nuckles**

Property Address: **744 Newberry Road, Nashville, TN 37205**

PROPERTY DESCRIPTION:

A certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 220, as shown on the map entitled Brook Meade, Section VI, of record in Plat Book 2331, pages 3-4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raemi Janel Carney and husband, Robert Carney, by deed from Jonathan Setzer, unmarried, dated 09/10/2007 and recorded 09/12/2007 in Instrument Number 20070912-0109337, in the Register's Office of Davidson County, Tennessee. Also see Marital Dissolution Agreement recorded in Instrument Number 20100701-0051568.

202607290069818

OATH OF VALUE CONSIDERATION

STATE OF Georgia
COUNTY OF Fulton

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 27 day of July, 2026

Notary Public Amanda F Zorc
My commission expires: 4.9.30

(seal)

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires Apr 9, 2030

Certificate of Authenticity

I, Dino Avsic, 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 6/27/26.

Date

Affiant Signature

6/29/26
Date

State of FL

County of Pinellas

Sworn to and subscribed before me this 29 day of July, 2026.

Notary's Signature

My Commission Expires: 10/24/26
Date

Notary's Seal (if on paper)

SEAN RYAN
Notary Public
State of Florida
Comm# HH325339
Expires 10/24/2026