Karen Johnson
Batch # 1475591
09/21/2026 03:21:30 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260921-0087658

QUITCLAIM DEED

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-BR-26-1811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September, 2026

This is transfer is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, TN, Docket No. 21D1862.

Notary Public

MY COMMISSION EXPIRES: 11/27/30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Helen Hooper-Hirst	**Same as New Owner**	
(NAME) **1811 Russell Street,**	(NAME)	**083-14-0-071.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER HERIC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HELEN HOOPER-HIRST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 in the Subdivision of the Priest Home Place in the City of Nashville, Tennessee, a plan of which is of record in Book 161, Page 108, in the Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christopher Heric and Helen Hooper-Hirst by Warranty Deed from Henry F. Niedzwecki and wife, Susan B. Niedzwecki of record in Book 8980, Page 356, Register's Office for Davidson County, Tennessee, dated May 28, 1993 and recorded on June 14, 1993.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1811 Russell Street, Nashville, Tennessee 37206-2049**.

Witness my/our hand(s) this the 16th day of September, 2026.

Christopher Heric

Christopher Heric

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER HERIC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2026.

Michael Cruger

Notary Public
My Commission Expires: 01/24/2029
(SEAL)

MICHAEL CRUGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Online Notary Public
My Commission Expires:
Jan 24, 2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Stephanie M. Duncan, 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 9-16-26.

Date

Affiant Signature

9-18-26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2026.

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: 05/08/28

Date

Notary's Seal (if on paper)