Karen Johnson Davidson County
Batch# 1477395 DEEDQC
09/25/2026 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260925-0088994

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Natalie Farr, a married person,** party of the first part, does hereby bargain, transfer, remise, release, quit claim and convey unto **Chad Farr, an unmarried person,** party of the second part, all of her right, title and interest in and to the following described real estate located in County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being the south east part of Lot # 1 on the Map of the East Nashville Golf and Country Property, as of record in Book 421, Page 142, Register's Office for said county, described as follows:

BEGINNING at a point in the northern margin of Riverside Drive 100 feet east of the north east intersection of said Drive and Greenfield Avenue, thence with the north margin of said Riverside Drive, eastwardly 100 feet, more or less, to the common corner of Lots #1 and #2, thence with the line between said two lots, north 42 ½ degrees east 221 feet 9 inches, more or less, thence westwardly parallel to Riverside Drive 98 ½ feet, more or less, thence southwardly 221 feet 9 inches, more or less, to the point of beginning.

Being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument No. 20190305-0019919 in the said Register's Office. Party of the first part/Grantor herein further warrants and covenants that the above-described property does not constitute her homestead, nor her spouse's.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context thereof.

This instrument prepared without the benefit of a title examination or tax advice. Preparer makes no warranties as to title to the property or to the accuracy of information furnished for the preparation of this deed.

If applicable, the party of the first part is aware that without the prior written consent of their lender, failure to comply with the lender's Due on Sale Clause in any Deed of Trust shall constitute a default, and lender shall have the option to declare all the sums secured by their Deed of Trust to be immediately due and payable.

Signature page to follow.

IN TESTIMONY WHEREOF, I have executed this instrument this the 24th day of September, 2026.

Natalie Farr

Natalie Farr

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of said State and County, aforesaid, personally appeared, **Natalie Farr** to me known, (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24th day of September, 2026.

My commission expires: 11-21-2028 Notary Public

L. REES HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11-21-2028

(FOR RECORDING DATA ONLY)

Property Address(s):	1311 Greenfield Ave. Nashville, TN 37216
Tax Parcel ID:	072 03 0 253.00
Owner's Name and Address:	Chad Farr 1311 Greenfield Ave. Nashville, TN 37216
Mail Tax Bills to:	Chad Farr 1311 Greenfield Ave. Nashville, TN 37216

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Natalie Farr
Affiant

Subscribed and sworn to before me this the 24th day of September, 2026.

My commission expires: 11-21-2028

Notary Public

L. REES HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11-21-2028

Tennessee Certification of Electronic Document

I, **L. Rees Hodges**, 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 this 24th day of September, 2026.

Affiant

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 24th day of September, 2026.

My commission expires: 10-30-2029

Notary Public

ANNA FAVAZZA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 10-30-2029

Prepared By and Return To:
Hodges Law Firm, PLLC · 2294 S. Germantown Rd., Germantown, TN 38138 · 901-754-6440

HL | HODGES
Law Firm, PLLC