Davidson County DEEDQC
Recvd: 01/04/08 11:00 2 pg
Fees:12.00 Taxes:0.00
20080104-0001079

QUITCLAIM DEED

FROM: **MEGHAN BERARDUCCI**

TO: **JONATHAN BERARDUCCI**

This instrument prepared by:
NATHANIEL H. KOENIG
212 Third Avenue North, Ste. 300
Nashville, TN 37201

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Numbers:
Jonathan Berarducci 1055 Island Brook Drive Hendersonville, TN 37075	Same	172-12-0D 389.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Meghan Berarducci vs. Jonathan Berarducci, Civil Action No: 30095-C, Circuit Court of Sumner County, Tennessee and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this
the 21st day of September, 2007.

Notary Public

JULIE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: Mar 21, 2011

This transaction is exempt from tax pursuant to *Tenn. Code Ann.* § 67-4-409(E) and in accordance with the terms and conditions of the Marital Dissolution Agreement in said Civil Action No: 30095-C, **Meghan Berarducci** does hereby quitclaim unto the said **Jonathan Berarducci** his heirs, successors, and assigns, all of her 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 Unit R-1 as shown on Exhibit B2 & B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record in Instrument Number 20050324-0032209, as amended and shown as Exhibit A and B of Instrument Number 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument Number 20050322-0031182, said Register's Office. BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED OF RECORD IN INSTRUMENT NUMBER 2006-0831006 3940

Witness my hand this the 10Th day of September, 2007.

MEGHAN BERARDUCCI

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

Personally appeared before me, Carolyn S. Crisler, a Notary Public of said County and State, **MEGHAN BERARDUCCI**, with whom I am personally acquainted (or proved to me on the bases of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this
the 10th day of September, 2007.

Notary Public

My Commission Expires: 5/26/08

CAROLYN S. CRISLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY