BILL GARRETT, Davidson County
Trans:T20110043383 DEEDQC
Recvd: 07/19/11 09:35 2 pgs
Fees:12.00 Taxes:0.00
20110719-0055026

# QUITCLAIM DEED

**FROM:** **Zybnek Jan Pavlica**

**TO:** **Bernadette Osborne Pavlica**

**This instrument was prepared by:**
**MARLENE ESKIND MOSES**
**MARISSA MOSES RUSS**
**MOSES TOWNSEND & RUSS, PLLC**
**205 23rd Avenue North**
**Nashville, TN 37203-1501**

**ADDRESS NEW OWNER:**
6548 Broken Bow Drive
Antioch, TN 37103

**SEND TAX BILLS TO:**
Bernadette Osborne Pavlica
6548 Broken Bow Drive
Antioch, TN 37103

**MAP & PARCEL NO.:**
181-03-0A
11.00

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## 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 Marital Dissolution Agreement in that certain case styled BERNADETTE OSBORNE PAVLICA v. ZBYNEK JAN PAVLICA, Eighth Circuit Court for Davidson County, Tennessee, Docket No. 11D409, and that there was no consideration given for the transfer.

Bernadette Osborne Pavlica
BERNADETTE OSBORNE PAVLICA, GRANTEE

PATTI M. MOOK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 11-10-2014

Sworn to and subscribed before me, this the 6 day of July, 2011.

Patti M Mook
NOTARY PUBLIC

My Commission Expires: 11-10-2014

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Eight Circuit Court for Davidson County, Tennessee, Zbynek Jan Pavlica, has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Bernadette Osborne Pavlica, her heirs, successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING lot 11, on the plan of Section One, Indian Creek Estates, of record in Plat Book 9700, Pages 556 and 557, Register's Office for Davidson County, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Zbynek Pavlica and Bernadette Pavlica by Warranty Deed from John A. Harris and wife, Lori Harris, of record at Instrument Number 20040130-0011613, Register of Deed's Office for Davidson County, Tennessee dated January 30, 2004.

BEING the same property conveyed to John A. Harris and wife, Lori Harris from Eugene A. Collins, an unmarried man by Warranty Deed dated 3/21/02 and recorded 3/26/02 in Inst#20020326-0036670, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to the Final Decree entered on May 31, 2011, in the cause of Bernadette Osborne Pavlica v. Zbynek Jan Pavlica, case no. 11D-409, in the Eighth Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee herein.

The physical address of this property is 6548 Broken Bow Drive, Antioch, Tennessee.

WITNESS my hand, this 6 day of July, 2011.

ZBYNEK JAN PAVLICA, Grantor

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Zbynek Jan Pavlica, personally appeared before me, a Notary Public in and for Davidson County and State, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, on this the 6 day of July, 2011.

PATTI M. MOOK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 11-10-2014

Notary Public

My Commission Expires: 11/10/2014

**This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.**