BILL GARRETT, Davidson County
Trans:T20140009560 DEEDQC
Recvd: 02/10/14 14:50 3 pgs
Fees:17.00 Taxes:0.00



20140210-0011719

# QUITCLAIM DEED

FROM: Sean Michael Peters

TO: Sarika U. Peters

This instrument Was Prepared by:
Rebecca K. McKelvey, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

**NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).**

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| 2901 Woodlawn Drive<br>Nashville, TN 37215 | Flagstar Bank FSB<br>5151 Corporate Dr. Mail Stop 2B-166<br>Troy, MI 48098-2639 | 117-02-158 |

## AFFIDAVIT

STATE OF Colorado )
COUNTY OF Boulder )

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 **Sarika U. Peters v. Sean Michael Peters, Civil Action No. 14D-67, Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 6th day of February, 2014.

Notary Public

My Commission Expires: 05-15-2015

JOHN J. GIBSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954007650
MY COMMISSION EXPIRES 5-15-2015

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Sarika U. Peters v. Sean Michael Peters, Civil Action No. 14D-67, Circuit Court of Davidson County, Tennessee.** Accordingly, **Sean Michael Peters** does hereby quitclaim unto the said **Sarika U. Peters**, 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, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11, BLOCK 2, ON THE PLAN OF A DEVELOPMENT OF STOKES TRACT, OF RECORD IN BOOK 974, PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 11, BLOCK 2, WHICH IS A CORNER LOT, FRONTS 100 FEET ON THE SOUTHEASTERLY MARGIN OF WOODLAWN AVENUE AND FRONTS 181 FEET ON THE SOUTHWESTERLY MARGIN OF SHARONDALE ROAD, AND EXTENDS BACK 181 FEET ON THE SOUTHWESTERLY LINE AND 100 FEET ON THE SOUTHEASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO SEAN PETERS AND SPOUSE, SARIKA PETERS, BY WARRANTY DEED FROM C. GAELYN GARRETT, A SINGLE PERSON, DATED DECEMBER 4, 2009, AND RECORDED ON DECEMBER 10, 2009, OF RECORD IN DOCUMENT NO. 20091210-0112992, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**DESCRIPTION REFERENCE**: THE DESCRIPTION IS THE SAME AS THAT USED IN THE LAST DEED PRIOR TO THIS TRANSACTION.

THIS CONVEYANCE IS SUBJECT TO: TAXES FOR 2014 AND SUBSEQUENT YEARS; THE PLAN OF RECORD IN BOOK 974, PAGE 24, SAID REGISTER'S OFFICE, SHOWS AN OWNER'S CERTIFICATE, A 60 FOOT MINIMUM BUILDING SET BACK LINE FROM WOODLAWN AVENUE.

THIS IMPROVED PROPERTY KNOWN AS **2901 WOODLAWN DRIVE, NASHVILLE, TENNESSEE 37215**

Witness my hand this 6th day of February, 2014.

Sean Michael Peters

STATE OF Colorado )
COUNTY OF Boulder )

Personally appeared before me, ~~Sean Michael~~ John J Gibson, a Notary Public of said County and State, Sean Michael Peters, 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 Loveland, Colorado, this 6th day of February, 2014.

John J Gibson
Notary Public

My Commission Expires: 05-15-2015

JOHN J. GIBSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954007650
MY COMMISSION EXPIRES 5-15-2015