This instrument prepared by:

Brian O. Bowhan, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:
KAROLY BUZOGANY
2623 Paddle Wheel Drive
Nashville, TN 37214

Send tax bills to:
Same

Map-parcel numbers:
062-02-0 A 064.00

QUIT CLAIM DEED

FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Chancery Court for Wilson County, Tennessee, in Case No. 2014CV59, and for the express purpose of creating a fee simple absolute title in my former Husband, KAROLY BUZOGANY, hereinafter called "GRANTEE"), I, FLORENTA JOITA, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Husband, KAROLY BUZOGANY, the following described tract or parcel of land in Nashville, Davidson County, Tennessee, to wit:

BILL GARRETT, Davidson County
Trans:T20140012701 DEEDoc
Recvd: 02/24/14 12:57 2 pgs
Fees:12.00 Taxes:0.00
20140224-0015554

Lot Number 57-A, on the Plan of River Trace Estates, Phase 1, Section 1, Phase 1, of record in Plat book 6250, Page 995, as amended in Book 6250, Page 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to KAROLY BUZOGANY, pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed recorded at Instrument No. 20040805-0094497 in the Register's Office of Davidson County, Tennessee.

Said conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **Subject** to any state of facts which an accurate survey of said property would show.

This is improved property commonly known as 2623 Paddle Wheel Drive, Nashville, TN 37214.

This legal description is the same as the previous deed of record provided by parties.

AND NOW, THEREFORE, I, the said FLORENTA JOITA, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, KAROLY BUZOGANY, his heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the undersigned has executed this instrument this ___ day of 2/8/2014, 2014

Florenta Joita ✓
FLORENTA JOITA

The actual consideration of value, whichever is greater, for this transfer is $ 0.

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Dara B. Warren, a Notary Public in and for said County and State, FLORENTA JOITA, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of Feb, 2014.

Dara B. Warren My commission expires: Nov. 03, 2015
Notary Public

DARA B. WARREN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF Davidson]

This transfer is in implementation of a property settlement agreement between divorcing parties.

Florenta Joita ✓
FLORENTA JOITA

Subscribed and sworn to before me this 8 day of Feb, 2014.

Dara B. Warren My commission expires: Nov. 03, 2015.
Notary Public

DARA B. WARREN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY