Recording Requested by and Deed Prepared By:
Dot Dobbins
Dobbins, Venick, Kuhn & Byassee, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Parcel:
136

Map:
132-05

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

FROM: Jessica Tonsoni

TO: Scott Tonsoni
4332 General Bates Drive
Nashville, Tennessee 37204

Address of New Owner:

Scott Tonsoni
4332 General Bates Drive
Nashville, Tennessee 37204

Send Tax Bills to:

New Owner

BILL GARRETT, Davidson County
Trans:T20150107764 DEEDQC
Recvd: 12/21/15 16:11 2 pgs
Fees:12.00 Taxes:0.00
20151221-0128289

TENNESSEE QUITCLAIM DEED

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 filed on December 14, 2015, in that certain case styled Scott Ryan Tonsoni v. Jessica Marlene Tonsoni, Docket No. 15D1771, 4th Circuit Court of Davidson County, Tennessee, and that there was no other consideration given for the transfer of the property described below. Scott Ryan Tonsoni is also known as Scott Tonsoni and Jessica Marlene Tonsoni is also known as Jessica Tonsoni. Accordingly, Jessica Tonsoni does hereby quitclaim unto Scott Tonsoni, a/k/a Scott Ryan Tonsoni, a married man, as his sole and separate property, his heirs, successors and assigns, all of her right, title and interest in and to the following described real property located in Davidson County, Tennessee:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, more particularly described as follows:

TRACT NO 1: Being the northerly 50 feet of the southerly 150 feet of the westerly part of Lot No. 17 and that park of Park Avenue immediately west of same on the Map of Glendale Park, of record in Book 57, page 141, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being the north 25 feet of the south 100 feet of the west of Lot No. 17 and that part of Park Avenue lying immediately west for same, on the Map of Glendale Park, of record in Book 57, page 141, Register's Office for Davidson County, Tennessee, and more fully

described in Deed of record in Book 4894, page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Ryan Tonsoni – an unmarried man, by Warranty Deed from James DeVault and Pam DeVault, a married couple, of record under instrument 200005260052740, Register's Office of Davidson County, Tennessee.

This is improved property known as 4332 General Bates Drive, Nashville, Tennessee 37204.

This conveyance is subject to all matters shown on the Plan of record in Book 57, page 141, Register's Office for Davidson County, Tennessee; covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to the subject property; and such limitations, restrictions, mortgage and encumbrances as may affect the premises.

WITNESS my hand this 12 day of 15, 2015.

Grantor:

Jessica M. Tonsoni

Jessica Marlene Tonsoni

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica Marlene Tonsoni, with whom I am personally acquainted and who upon oath, acknowledged himself to be the within named Grantor, a Tennessee resident, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this day of 12-15, 2015.

Notary Public

My Commn. Expires Jan. 08, 2019

TAMMY CASH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/8/19