Prepared by and Returnable to:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064
(615) 810-8150

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
David G. Puncochar 1210 Forrest Avenue Nashville, TN 37206	New Owner	118-01-0-421.00
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq.		

This is a transaction exempt from transfer tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Martial Dissolution Agreement, executed in that certain case styled **Jennifer Y. Puncochar vs. David G. Puncochar** in the Fourth Circuit Court for Davidson County Tennessee at Nashville, Docket No. 15D-117. For good and valuable consideration and pursuant to the terms of the Marital Dissolution Agreement referenced hereinabove, **Jennifer Y. Puncochar a/k/a Jennifer J. Puncochar**, hereinafter called **"Grantor"**, does hereby remise, release, convey, and forever quitclaim unto **David Puncochar a/k/a David G. Puncochar,** hereinafter called **"Grantee"**, his heirs and assigns, all the right, title, and interest she may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 and the easterly ½ of Lot No. 2 on the Map of Mrs. Meta Gale's Subdivision in Waverly Place of record in Book 974, page 21, Register's Office for Davidson County, Tennessee.
>
> Said Lot No 3 and part of Lot No. 2 front 75 feet on the northerly side of Knox Avenue extended and run back between lines 117 feet on the easterly line of Lot No 3 and 132 feet, more or less, on the westerly line of said part of Lot No 2 to a dead line measuring 75 feet thereon.
>
> Being the same property conveyed to David Puncochar, unmarried by Warranty Deed from Robert D. Shemin and wife, Patricia A. Shemin, of record in Instrument No. 20010823-0090973, Register's Office for Davidson County, Tennessee. David Puncochar a/k/a David G. Puncochar having since married Jennifer J. Puncochar a/k/a Jennifer Y. Puncochar.

This is improved property known as 814 Knox Avenue, Nashville, TN 37204. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of November, 2015.

Jennifer Y. Puncochar a/k/a
Jennifer J. Puncochar

BILL GARRETT, Davidson County
Trans:T20150109220 DEEDQC
Recvd: 12/28/15 15:19 2 pgs
Fees:12.00 Taxes:0.00
20151228-0130193

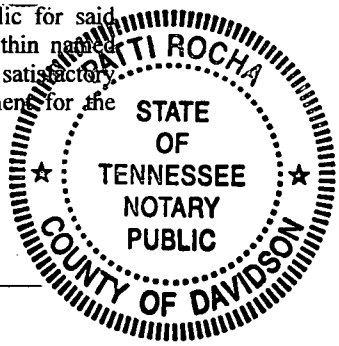
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jennifer Y. Puncochar a/k/a Jennifer J. Puncochar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2015.

Notary Public

My commission expires: 9/11/17



MY COMMISSION EXPIRES: 09/11/2017

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF _____

The undersigned, after first being duly sworn according to the 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 **Jennifer Y. Puncochar vs. David G. Puncochar** in the Fourth Circuit Court for Davidson County Tennessee at Nashville, Docket No. 15D-117, and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this 28th day of Dec, 2015.

~~Notary Public~~

~~My Commission Expires~~ _____