This instrument prepared by: Brian O. Bowhan, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

**New owner's address:**
Harold Cummings
331 Dorr Drive
Goodlettsville, TN 37072

**Send tax bills to:**
Same

**Map-parcel numbers:**
018-12-0A-038.00 CO

# 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. 2015-CV-382, and for the express purpose of creating a fee simple absolute title in my former Husband, HAROLD CUMMINGS, hereinafter called "GRANTEE"), I, ANTIONETTE D. CUMMINGS, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Husband, HAROLD CUMMINGS, the following described tract or parcel of land in Nashville, Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 38 on the Final Plan of Section One, Emerald Cove, a Planned Unit Development of record in Plat Book 6900, pages 629-631, in the Register's, Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harold Cummings, an unmarried man at time of conveyance, by Warranty Deed from Jenny Leigh Woodard, joined by her spouse, Cody McCarter, of record in Instrument No. 20140213-0012707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all Visible easements; (d) all matters appearing on the plan(s) of record; and (3) all matters reference in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 331 Dorr Drive, Goodlettsville, Tennessee 37072.

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

**AND NOW, THEREFORE**, I, the said ANTIONETTE D. CUMMINGS, 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, HAROLD CUMMINGS, 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.

BILL GARRETT, Davidson County
Trans:T20160011941 DEEDQC
Recvd: 02/12/16 09:11 2 pgs
Fees:12.00 Taxes:0.00
20160212-0013632

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of November, 2015.

ANTIONETTE D. CUMMINGS

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

ACKNOWLEDGMENT

STATE OF TENNESSEE ]
COUNTY OF Davidson ]

Personally appeared before me, Ann Marie Akers a Notary Public in and for said County and State, ANTIONETTE D. CUMMINGS, 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 24th day of November, 2015.

Notary Public My commission expires: 3/8/16

ANN MARIE AKERS 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.

ANTIONETTE D. CUMMINGS

Subscribed and sworn to before me this 24th day of November, 2015.

Notary Public My commission expires: 3/8/16

ANN MARIE AKERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY