THIS INSTRUMENT WAS PREPARED BY:
Brad H. Frakes, Esq.
222 2nd Avenue North, Suite 360M
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20160051751 DEEDQC
Recvd: 06/17/16 15:18 3 pgs
Fees:17.00 Taxes:0.00
20160617-0061948

QUITCLAIM DEED

FROM: **RODNEY W. CURTIS**
TO: **DAWN S. CURTIS**

Map and Parcel No.:
114-7-B-113

Address New Owner(s) as follows:
1256 West Running Brook Road
Nashville, TN 37209

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **DAWN S. CURTIS**, after being duly sworn according to law, do 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 CURTIS vs. CURTIS, Docket No. 15D1535, Third Circuit Court for Davidson County, TN, pursuant to a division of marital property.

Dawn S Curtis
DAWN S. CURTIS

Sworn to and subscribed before me, this 14th day of June, 2016.

Ramona Gail Norman
NOTARY PUBLIC

My Commission Expires: January 6, 2020

RAMONA GAIL NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

FOR A CONSIDERATION, and in accordance with the terms of a *Final Decree of Divorce* entered on May 31st 2016, for the Third Circuit Court of Davidson County, Tennessee, the undersigned, **RODNEY W. CURTIS**, does transfer, quitclaim and convey unto the said **DAWN S. CURTIS**, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 101, on the Plan of Section Four, Westcahse of record as Instrument Number 20040204-0013784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Tenn. Contractors, Inc., a Tennessee Corporation, of record in Instrument No. 20040817-0099505, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:
Property tax for the year 2005, a lien, but not yet due and payable.
Subject to all matters on the Plan of P.U.D. Boundary, Westchase of record in Book 9700, Page 521, Register's Office for Davidson County, Tennessee.
Subject to all matters on the plan of Section Four, Westchase, of record as Instrument Number 20040204-0013784, Register's Office, Davidson County, Tennessee.
100'-TVA easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14 and as shown on survey of H&H Land Surveying, Inc. dated July 24, 1997, last revised May 7, 1998.
Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, Register's Office for Davidson County, Tennessee, as shown on the survey of H&H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Register's Office for Davidson County, Tennessee, as shown on the survey of H&H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement of record in Deed Book 2484 at Page 315, Register's Office for Davidson County, Tennessee. The location of the cemetery is set forth on the survey of H&H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
Easement for the flow of a creek as shown on the survey of H&H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
Declaration of Covenants, Covenants, Conditions, and Restrictions for Westchase (Fee-Simple Residential Lot Development) of record as Instrument Number 20021126-0146387, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Sewer Line Easement of record as Instrument Number 20021028-0131574, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20021104-0134795, Register's Office for Davidson County, Tennessee.
Subject to lien for Special assessments as contained in the restrictions.
Subject to the rights of others in and to the common areas and/or elements of Westchase.
Agreement for Outconveyance to Karl E. Haury, Jr., of record in Instrument No. 20021028-0131572, said Register's Office.
Being the same property conveyed to Rodney W. Curtis, husband and wife, Dawn S. Curtis, by Warranty Deed from NVR, Inc., A Virginia Corporation T/A Fox Ridge Homes, of record in Instrument Number 20041118-0138669, Register's Office for Davidson County, Tennessee.

This is improved property known as 1256 W. Running Brook Road, Nashville, Davidson County, Tennessee.

Witness my hand this 9th day of June, 2016.

RODNEY W. CURTIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **RODNEY W. CURTIS** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2016.

BRENDA CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Brenda Clark
NOTARY PUBLIC

My Commission Expires: 07-02-2018

State of TENNESSEE)
County of DAVIDSON)

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

Dawn S. Curtis
AFFIANT: DAWN S. CURTIS

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 2016.

Ramona Gail Norman
NOTARY PUBLIC

My Commission Expires: January 6, 2020

RAMONA GAIL NORMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2020