Prepared by:
Worrick G. Robinson, IV
Attorney at Law
446 James Robertson Pkwy, Suite 200
Nashville, TN 37219
615-726-0900

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $NONE.

AFFIANT

BILL GARRETT, Davidson County
Trans:T20160056409 DEEDQC
Recvd: 07/01/16 11:05 2 pgs
Fees:12.00 Taxes:0.00
20160701-0067565

LAUREL PIPKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 30th day of June, 2016.

NOTARY PUBLIC
My commission expires: 5/6/2019

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Anna Kathleen VanEaton 2204 Burbank Avenue Nashville, TN 37210	Same	Map/Parcel 119 01 0 218.00

QUITCLAIM DEED

WHEREAS, **Joshua Nathaniel Boatman,** (hereinafter referred to as"Grantor") and **Anna Kathleen VanEaton** (formerly Boatman) (hereinafter referred to as "Grantee") were married as husband and wife and wife owned a certain tract of land in Davidson County, Tennessee described herein below:

> Land in Davidson County, Tennessee being Lot No. 30 on the Map of First Mortgage and Bond Company's Subdivision showing certain changes in part of Block B, Overhill City, of record in Plat Book 843, page 28, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Erik T. Peterson by Deed from Dale Fitzwater, and wife, Kimberly Fitzwater, of record as Instrument No. 20051026-0128999, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Anna K. VanEaton by deed from Erik T. Peterson and wife, Angela M. Peterson, of record as instrument No. 20100729-0059494, Register's Office for Davidson County, Tennessee.

WHEREAS, pursuant to the Divorce Decree dated, June 1, 2016, entered by the Court in matter of *Anna Kathleen Boatman v. Joshua Nathaniel*

Boatman, Circuit Court for Davidson County, Tennessee, Docket No. 16D170, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and time for appealing said Decree has passed; and

WHEREAS, in said Divorce Decree, the Court approved the Property Settlement Agreement between Grantor and Grantee wherein Grantor agreed to convey all of his right, title and interest in and to the tract of land described herein below.

> Land in Davidson County, Tennessee being Lot No. 30 on the Map of First Mortgage and Bond Company's Subdivision showing certain changes in part of Block B, Overhill City, of record in Plat Book 843, page 28, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Erik T. Peterson by Deed from Dale Fitzwater, and wife, Kimberly Fitzwater, of record as Instrument No. 20051026-0128999, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Anna K. VanEaton by deed from Erik T. Peterson and wife, Angela M. Peterson, of record as instrument No. 20100729-0059494, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 6th day of April, 2016.

JOSHUA NATHANIEL BOATMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSHUA NATHANIEL BOATMAN**, the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 2016.

LAUREL PIPKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 5/6/2019