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

BILL GARRETT, Davidson County
Trans:T20170002589 DEEDQC
Recvd: 01/10/17 13:51 3 pgs
Fees:17.00 Taxes:0.00
20170110-0002914

QUITCLAIM DEED

FROM: **ALAN RICHARDSON**
TO: **CHANDRA ELAINE HYDE RICHARDSON**

Map and Parcel No.:
176-1-B-25CO

Address New Owner(s) as follows:
144 Sophie Drive
Antioch, TN 37013

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **CHANDRA ELAINE HYDE RICHARDSON**, 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 *Final Decree of Divorce* and *Marital Dissolution Agreement* in that certain case styled RICHARDSON vs. RICHARDSON, Docket No. 16D230, Third Circuit Court for Davidson County, Tennessee, pursuant to a division of marital property.

CHANDRA ELAINE HYDE RICHARDSON

Sworn to and subscribed before me, this 19th day of July, 2016.

B. H. FRAKES
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 8, 2017

NOTARY PUBLIC

My Commission Expires: _____

FOR A CONSIDERATION, and in accordance with the terms of a *Final Decree of Divorce* entered on July 13th 2016, for the Third Circuit Court of Davidson County, Tennessee, the undersigned, **ALAN RICHARDSON**, does transfer, quitclaim and convey unto the said **CHANDRA ELAINE HYDE RICHARDSON**, 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:

> LAND in Davidson County, Tennessee, being Lot No. 216 on the Plan of Maxwell Place P.U.D of record in Instrument No: 20050418-0042714 as corrected in Instrument No: 20050614-0067855, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
> BEING part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by deed from Corinthian Custom Homes, Inc., of record in Instrument No: 20050805-0092627, Register's Office for Davidson County, Tennessee.
> THIS conveyance is made subject to any and all existing restrictions and easements of record.
> Being the same property conveyed to Chandra Elaine Hyde, a single woman, and Alan Richardson, an unmarried man, from Beazer Home Corp., a Tennessee Corporation, by Warranty Deed in Instrument No. 20070802-0092147.

This is improved property known as 144 Sophie Drive, Antioch, Davidson County, Tennessee.

Witness my hand this 19th day of July, 2016.

ALAN RICHARDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **ALAN RICHARDSON**, 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 19th day of July, 2016.

B. H. FRAKES
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 9, 2017

NOTARY PUBLIC

My Commission Expires: _____

State of TENNESSEE)
County of DAVIDSON)

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

AFFIANT: CHANDRA ELAINE HYDE RICHARDSON

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2016.

NOTARY PUBLIC

My Commission Expires:

B. H. FRAKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2017