This Form furnished by: **HELEN S. ROGERS, ROGERS, KAMM & SHEA**

FROM:
BENJAMIN EDEN

TO:
SVETLANA K. EDEN

BILL GARRETT, Davidson County
Trans:T20170014225 DEEDQC
Recvd: 02/16/17 13:14 3 pgs
Fees:17.00 Taxes:0.00
20170216-0016115

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Svetlana K. Eden 3602 Normandy Place South Nashville, TN 37209	SAME	10401007600

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None, because it is pursuant to a Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee under Docket No. 16D-1898

SVETLANA K. EDEN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 2017

(AFFIX SEAL) Exp. May 8, 2017

SIEW-LING SHEA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:

HELEN S. ROGERS
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

I, **BENJAMIN EDEN**, do hereby Quitclaim to **SVETLANA K. EDEN,** all my interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being the East parts of Lots Nos. 31 and 32 and 33 of West End Park Land Company Subdivision as of record in Book 421, Page 152, Register's Office for said County, and also partially shown on the revised Plan of Acklen Heights, of record in Book 1835, Page 10, Register's Office for said County, and described as follows:

Beginning at a concrete monument in the North margin of Normandy Place at the Southwest corner of Lot No. 32 on the Plan of Acklen Heights; thence Northerly along the West line of Lots Nos 32 and 31, 167 feet to an iron pin in the common Easterly corner of Lots 33 and 34, of said West End Park Land Company's Place; thence along the line of said Lots, Westerly 55' feet to an iron pin, thence Southerly 163.9 feet to an iron pin in the North margin of Normandy Place; thence with the margin of same Easterly 55 feet to the point of beginning.

Being the same property conveyed to Ben Eden and Svetlana Eden by deed from Cynthia Boyles, Pamela Biggs, Robert Gardner, Steven Gardner, Jeffrey Gardner and Darrell Gardner of record in instrument number 20110218-0013876, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3602 Normandy Place South, Nashville, Tennessee 37209.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 16D-1898.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30 day of January, 2017.

BENJAMIN EDEN

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named, **BENJAMIN EDEN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 30 day of January, 2017.

NOTARY PUBLIC

JACKIE R. DUSEK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY, TENN.

My Commission Expires: 3-3-19
DATE