BILL GARRETT, Davidson County
Trans:T20170015093 DEEDQC
Recvd: 02/21/17 11:16 3 pgs
Fees:17.00 Taxes:0.00
20170221-0017171

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

QUITCLAIM DEED

FROM: **MANUEL LOUIS SOUSA**
TO: **PAMELA BURTON SOUSA**

Map and Parcel No.:
54-13-5 LW 4060

Address New Owner(s) as follows:
103 Anthony Street
Old Hickory, TN 37138

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **PAMELA BURTON SOUSA**, 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 Marital Dissolution Agreement in that certain case styled SOUSA vs. SOUSA, Docket No. 14D2035, Fourth Circuit Court for Davidson County, Tennessee, pursuant to a division of marital property.

Pamela Burton Sousa
PAMELA BURTON SOUSA

TAWNIA TIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Sworn to and subscribed before me, this 21st day of February, 2017.

Tawnia Timmons
NOTARY PUBLIC

My Commission Expires: 10-7-19

FOR A CONSIDERATION, and in accordance with the terms of a *Marital Dissolution Agreement* executed by the parties on February 14th 2017, the undersigned, **MANUEL LOUIS SOUSA**, does transfer, quitclaim and convey unto the said **PAMELA BURTON SOUSA**, 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:

> A certain tract of parcel of land located in Davidson County, Tennessee, being a part of Lot 18, Section 2, on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliot's property known as Dupontonia, of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described as follows, to-wit:
>
> Beginning at an iron pin in the approximate center of Anthony Avenue at the corner of Lots 15 and 17, on said plan, being also a corner of Lot 18 at Carter's Corner; thence along his line, North 48 deg. 29' West, 280 feet to a point; thence South 41 deg. 31' West 100 feet to a point; thence South 48 deg. 29' east 280 feet to a point in the approximate center of Anthony Avenue; thence with the center of same, north 41 deg. 31' east 100 feet to the beginning.
>
> Being the same property conveyed to Jason P. Scoggin and wife, Jennifer R. Scoggin by deed from Billy R. Gross and wife, Eva Jean Gross, of record in Instrument Number 20020520-0061418, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Pamela Burton Sousa and husband, Manuel Louis Sousa, by Warranty Deed from Jason P. Scoggin and wife, Jennifer R. Scoggin, of record in Instrument Number 20040817-0099225, Register's Office for Davidson County, Tennessee.

This is improved property known as 103 Anthony Street, Old Hickory, Davidson County, Tennessee.

Witness my hand this 21st day of February, 2017.

MANUEL LOUIS SOUSA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **MANUEL LOUIS SOUSA**, 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 21 day of February 2017.

NOTARY PUBLIC

My Commission Expires:

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

State of TENNESSEE)
County of DAVIDSON)

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

AFFIANT: PAMELA BURTON SOUSA

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 2019.

TAMMIA TIMMONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

NOTARY PUBLIC

My Commission Expires: 10-7-19