Bk 29

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

New Owner and send Tax Bills to:
Jeremy Nygren
5973 Higdon Road
Joelton, TN 37080

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTIES OF TITLE, EITHER EXPRESSED OR IMPLIED.

BILL GARRETT, Davidson County
Trans:T20170019991 DEEDQC
Recvd: 03/08/17 12:39 2 pgs
Fees:12.00 Taxes:0.00
20170308-0023010

QUITCLAIM DEED

Map/Parcel: 02800011500

FOR AND IN CONSIDERATION of the Marital Dissolution Agreement between the parties, **Tiffany Wagoner-Nygren, unmarried,** does hereby bargain, sell, release, remise, quitclaim and convey all right, title and interest, unto **Jeremy Nygren, unmarried,** to the following real property located in Davidson County, Tennessee, to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, and described as Tract 3 according to a survey by G. Barry Greer and Associates dated January 12, 1972, revised February 3, 1972, not of record, as follows:

Beginning at a point, being the intersection of the centerline of Ridge Road and Higdon Road respectively, running thence South 38 deg. 51 min. W 534.1 feet along the centerline of Higdon Road to a point; thence North 52 deg. 45 min. W 534.1 feet to a stake; thence North 37 deg. 30 min. E 330.0 feet to a point on the said centerline of Ridge Road; thence along said centerline of Ridge Road the following courses and distances: S 43 deg. 45 min. E 92.8 feet; S 39 deg. 43 min. E 248.1 feet; thence 50 deg. 04 min. East 206.5 feet to the point of beginning, containing 3.5 acres, more or less.

BEING the same property conveyed to Jeremy Nygren and Tiffany Wagoner-Nygren, husband and wife, by Warranty Deed from Robert L. Riddle and wife, Faye M. Riddle, dated June 6, 2013, and filed in Instrument No. 20130607-0058150, said Register's Office.

This is improved property known as: 5973 Higdon Road, Joelton, TN 37080

Witness my/our signature(s) on the date below written.

Tiffany Wagoner-Nygren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Tiffany Wagoner-Nygren, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of ~~February~~ March, 2017.

Kimbra R. Roush
Notary Public

My Commission Expires:

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Sworn to and subscribed before me this 1st day of ~~February~~ March, 2017.

Kimbra R. Roush
Notary Public

My Commission Expires:

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020