(1)

This instrument was prepared by:
MTR Family Law, PLLC
205 23rd Avenue North
Nashville, TN 37203-1501

QUITCLAIM DEED

Return to:
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

FROM: Meagan Florie

TO: John Florie

ADDRESS NEW OWNER:
5718 Vine Ridge
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Pinnacle Bank
150 3rd Avenue South
Suite 900
Nashville, Tennessee 37201

MAP & PARCEL NO.:
103-10-57.00

BILL GARRETT, Davidson County
Trans: T20170021724 DEEDQC
Recvd: 03/14/17 11:49 2 pgs
Fees: 12.00 Taxes: 0.00
20170314-0024939

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does 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 *Meagan Florie v. John Florie*, Circuit Court for Davidson County, Tennessee, Docket No. 16d-298, and that there was no consideration given for the transfer.

JOHN FLORIE, Grantee

Sworn to and subscribed before me, this the 7th day of March, 2017.

NOTARY PUBLIC

CHARITY F BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05/06/2019

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the *Meagan Florie v. John Florie,* Third Circuit Court for Davidson County, Tennessee, Meagan Florie has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said John Florie, his heirs, successors and assigns, all of Meagan Florie's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 70-B on the Plan of Section Four, Brookside Courts, Addition No. 4, of record in Plat Book 2083, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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Nashville, TN 37203-1501

Being of the same property conveyed to John Florie and wife, Meagan Florie by Warranty Deed from Denise Siroky, unmarried, dated November 21, 2013, in record in Book 2083, page 59, in the Register's Office of Davidson County, Tennessee.

The physical address of this property is 5718 Vine Ridge, Nashville, Tennessee 37205.

WITNESS my hand, this 7th day of March, 2017.

Meagan Florie
MEAGAN FLORIE, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charity Baker, a Notary Public in and for Davidson County, Tennessee, the within named MEAGAN FLORIE, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that MEAGAN FLORIE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 7th day of March, 2017.

Charity F. Baker
Notary Public

My Commission Expires: 05/04/2019

CHARITY F BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.