Prepared by and Returnable to: Katie Mathews Zipper, Zipper Law, PLLC
204 4th Avenue South, Franklin, Tennessee 37064
(615) 465-8080

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Instrument No:
James Lee Floyd 1406 Cardinal Avenue Nashville, Tennessee 37216	New Owner	MAP- PARCEL No. 61-16-352
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq.		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409 and is executed in accordance with the terms and conditions of the Final Decree of Divorce and Agreed Final Order executed in that certain case styled **James Lee Floyd v. April Valerio Floyd, Davidson County Fourth Circuit Court, Docket No. 11D12-13**. Accordingly, **April Valerio Floyd**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **James Lee Floyd,** his heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Being the northerly on-half [sic] (1/2) of Lot No. 9 of Block "B" on the Plan of Country Club Estates as of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 9 fronts 50.0 feet on the westerly margin of Cardinal Drive, formerly Martha Avenue, and extends back between parallel lines 175.0 feet to a deadline line.
>
> Being the same property conveyed to James Lee Floyd and April Valerio Floyd by Deed from Anastasia Dennis by Warranty Deed dated January 31, 2008, of record in Instrument No. 20080207-0012723, Register's Office for Davidson County, Tennessee.

This is improved property known as 1406 Cardinal Avenue, Nashville, Tennessee 37216. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

BILL GARRETT, Davidson County
Trans:T20170031227 DEEDQC
Recvd: 04/13/17 11:02 2 pgs
Fees:12.00 Taxes:0.00
20170413-0036180

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of APRIL, 2017.

Grantor:

APRIL VALERIO FLOYD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, April Valerio Floyd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2017.

Notary Public

My commission expires: 10·31·2020

KATIE M. ZIPPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 31, 2020

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Final Decree of Divorce and Agreed Final Order in that certain case styled James Lee Floyd v. April Valerio Floyd, and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this 6th day of April, 2017.

Notary Public

My Commission Expires: 10·31·2020

KATIE M. ZIPPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 31, 2020