THIS INSTRUMENT PREPARED BY:
JANELLE A. SIMMONS
ATTORNEY AT LAW
222 SECOND AVENUE NORTH, SUITE 230
NASHVILLE, TENNESSEE 37201
(615) 467-1801

BILL GARRETT, Davidson County
Trans:T20170040437 DEEDQC
Recvd: 05/11/17 15:27 2 pgs
Fees:12.00 Taxes:0.00
20170511-0047035

QUITCLAIM DEED

FROM: TAMMY AUCOIN **MAP/PARCEL ID NUMBER: 164 08 0B 045.00**

TO: JOHN EDWARD DOMES

Grantor and Grantee acknowledge that this instrument has been prepared based only on information provided by the parties. No title examination or settlement has been performed in the preparation of this document or title insurance provided in conjunction with this transfer. 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 and shall have no liability for the status of the title to the property.

New Owner & Address	Taxable Party	Map/Parcel ID Number
Mr. John Edward Domes **1225 Maritime Port** **Antioch, Tennessee 37013**	**Mr. John Edward Domes** **1225 Maritime Port** **Antioch, Tennessee 37013**	**164 08 0B 045.00**

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 division of property in that certain case styled **John Edward Domes vs. Tammy Aucoin, Third Circuit Court for Davidson County, Tennessee, Docket Number 16D-2138,** and that the actual consideration or value, whichever is greater, for this transfer is $0.00.

JOHN EDWARD DOMES

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

THE 9th, DAY OF May, 2017.

THERESA CASTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-06-17

(AFFIX SEAL)

This Instrument Prepared By:

Janelle A. Simmons
Attorney at law
222 Second Avenue North
Suite 230
Nashville, Tennessee 37201
(615) 467-1801

FOR AND IN CONSIDERATION and in compliance with the division of property in a Final Decree of Absolute Divorce filed in the Davidson County Circuit Court, State of Tennessee, under Docket Number 16D-2138, the receipt of which is hereby acknowledged, I, Tammy Aucoin, by these presents do hereby quitclaim and convey unto John Edward Domes, single person, his heirs, successors and assigns, all of his/her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Lakewalk, Section Two, of record in Instrument No. 200602090016039. Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Jack Williams Construction Company, Inc by Warranty Deed dated 04/02/2003 of record in Instrument No. 20030403-00442200 and being further conveyed to Global Development, Inc, by Quitclaim Deed dated 05/25/2006 of record in Instrument No. 20060602-0065167, and being further conveyed to Greenvale Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated 05/25/2006 of record in Instrument No. 20060602-0085168, and being further conveyed to John E. Domes and Tammy Laucoin, married by Warranty Deed dated 04/24/2007 of record in Instrument No. 20070424-0048822, all in said Register's Office for said County, to which reference is hereby made for a more complete and detailed description.

Charter of HOA of record in Instrument No. 200501250009336; Restrictions of record in Instrument No. 200501270010145; By-Laws of record in Instrument No. 200501280010524; Quitclaim of Common Area of record in Instrument No. 200609070110530; All matters shown on the plat of record in Instrument no. 200602090016039, all in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations (7) all reversions and (8) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

THIS is improved property with a physical address known as 1225 Maritime Port, Antioch, Davidson County, Tennessee 37013.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender.

This conveyance is made pursuant to *Tennessee Code Annotated* §36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 16D-2138.

IN WITNESS WHEREOF I have hereunto set my hand on this the 3rd day of April, 2017.

TAMMY AUCOIN

STATE OF Mississippi }
COUNTY OF Franklin }

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3rd, DAY OF April, 2017.

NOTARY PUBLIC

STATE OF MISSISSIPPI
KIMBERLY A. KEEN
NOTARY PUBLIC
ID No. 2815
My Commission Expires
October 11, 2019
HINDS COUNTY

MY COMMISSION EXPIRES: **(AFFIX SEAL)**