Prepared by and Returnable to:
Katie M. Zipper, Esq.
ZIPPER LAW, PLLC
204 4th Avenue South
Franklin, Tennessee 37064

Bill Garrett Davidson County
Batch# 18218 DEEDQC
10/25/2017 02:58:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171025-0109592

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Sarah E. Quinn 1110 Paris Avenue Nashville, TN 37204	New Owner	118-01-0-161.00
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(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Sarah Ellen Quinn v. Ashley Sterling Quinn**, Davidson County Third Circuit Court, Case No. 17D-859. Accordingly, **Ashley S. Quinn (a/k/a Ashley Sterling Quinn)**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Sarah E. Quinn (a/k/a Sarah Ellen Quinn),** her 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 Lot No. 65 on the plan of Dr. L. G. Noel's Second Subdivision of Idlewood, of record in Book 332, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashley S. Quinn and Sarah E. Quinn, husband and wife, from 815 Horner, LLC, by Warranty Deed dated November 30, 2010, recorded on December 2, 2010 of record in Instrument No. 20101202-0095728, Register's Office for Davidson County, Tennessee.

This is approved property known as 1110 Paris Avenue, Nashville, Tennessee 37204. 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of October, 2017.

Grantor:

Ashley S Quinn

ASHLEY S. QUINN
(a/k/a Ashley Sterling Quinn)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ASHLEY S. QUINN (a/k/a Ashley Sterling Quinn)**, 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 18th day of October, 2017.

Candace Redwine
NOTARY PUBLIC

My commission expires: 11/3/2020

CANDACE REDWINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

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 Marital Dissolution Agreement in that certain case styled **Sarah Ellen Quinn v. Ashley Sterling Quinn**, Davidson County Third Circuit Court, Case No. 17D-859, and that there was no other consideration given for the transfer.

Sarah Quinn
Affiant

Sworn to and subscribed before me, this 18th day of October, 2017.

Candace Redwine
NOTARY PUBLIC

My Commission Expires: 11/3/2020

CANDACE REDWINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020