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

Bill Garrett Davidson County
Batch# 33028 DEEDQC
12/04/2017 03:21:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20171204-0123538

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
John S. Boots, Jr. 5112 Hilson Road Nashville, Tennessee 37211	New Owner	161-07-0-020.00
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 **John Stephen Boots, Jr. v. Cassie Marie Boots**, Wilson County General Sessions, Family Division, Case No. 2017-DC-127. Accordingly, **Cassie M. Boots (a/k/a Cassie Marie Boots)**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **John S. Boots., Jr. (a/k/a John Stephen Boots., Jr.),** 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section Two, McMurray Woods, of record in Plat Book 3300, Page 17, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cassie M. Boots and John S. Boots, Jr., wife and husband, by warranty deed from Robert A. Hastings and wife, Frances Edeene Hastings, dated July 24, 2014, and recorded July 29, 2014, as Instrument No. 20140729-0067090, Register's Office for Davidson County, Tennessee.

This is improved property known as 5112 Hilson Road, Nashville, Tennessee 37211. 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 28th day of November, 2017.

Grantor:

CASSIE M. BOOTS
(a/k/a CASSIE MARIE BOOTS)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CASSIE M. BOOTS (a/k/a CASSIE MARIE BOOTS)**, 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 27th day of November, 2017.

NOTARY PUBLIC

My commission expires: 4-15-2018

LESA L. KUPCHIK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Marital Dissolution Agreement in that certain case styled **John Stephen Boots, Jr. v. Cassie Marie Boots**, Wilson County General Sessions, Family Division, Case No. 2017-DC-127, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 28th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 4-15-2018

LESA L. KUPCHIK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY