Bill Garrett Davidson County
Batch# 40012 DEEDQC
12/20/2017 03:16:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171220-0129747

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

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Michael James Walters 2032 Greenwood Avenue Nashville, Tennessee 37206	New Owner	082-04-0-323-00
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 **Amanda Nellie Jane Wright v. Michael James Walters**, Coffee County Chancery Court, Case No. 2017-CV-363. Accordingly, **Amanda Nellie Jane Wright**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Michael James Walters,** 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 the Southerly 50 feet of the Northerly 100 feet of Lot Nos. 1, 2 and 3, Block "B" on the Map of Nashville Trust Company's Subdivision of the Shryer Property, as of record in Book 843, page 25, Register's Office for said County.
>
> Said parts of said lots front 50 feet on the Westerly side of Mcferrin Avenue and run back between parallel lines 158 feet to the East line of Lot No. 4 of said block.
>
> Being the same property conveyed to Michael James Walters, an unmarried man, by Warranty Deed from Jessica Harris, an unmarried woman, dated November 30, 2015, and recorded on December 8, 2015 in Instrument No. 20151208-0123637, Register's Office for Davidson County, Tennessee.

This is improved property known as 944 Mcferrin Avenue, Nashville, Tennessee 37206. 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 21st day of November, 2017.

Grantor:

Amanda N.J. Wright
AMANDA NELLIE JANE WRIGHT

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **AMANDA NELLIE JANE WRIGHT**, 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 15 day of NOV, 2017.

Teresa G. Trail
NOTARY PUBLIC

TERESA G. TRAIL NOTARY PUBLIC STATE OF TENNESSEE FRANKLIN COUNTY

My commission expires: 3-19-19

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 **Amanda Nellie Jane Wright v. Michael James Walters**, Coffee County Chancery Court, Case No. 2017-CV-363 and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 21st day of November, 2017.

Teresa L Kupchik
NOTARY PUBLIC

TERESA L KUPCHIK NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 4-15-2018