Bill Garrett Davidson County
Batch# 105240 DEEDQC
06/15/2018 12:05:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180615-0057772

QUITCLAIM DEED

FROM: Robert L. Chen

TO: Beverly M. Zak

This instrument Was Prepared by:
Ann Ralls Niewold
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
963 Overton Lea Road Nashville, TN 37220	(SAME)	Map 146-5 Parcel 2

AFFIDAVIT

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 terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled ***Beverly M. Zak v. Robert L. Chen*, Civil Action No. 15D-656, 3rd Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

RIKKI D. HANNAH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Affiant

Sworn to and subscribed before me, this the 12 day of June, 2018.

Notary Public

MY COMMISSION EXPIRES MAY 27, 2019

My Commission Expires:_____

This is a transaction exempt from tax pursuant to T.C.A. Sec. 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 ***Beverly M. Zak v. Robert L. Chen*, Civil Action No. 15D-656 in the 3rd Circuit Court for Davidson County, Tennessee**. Accordingly, **Robert L. Chen** does hereby quitclaim unto the said **Beverly M. Zak**, her heirs, successors, and assigns, all of his 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:

> Land located in Nashville, Davidson County, Tennessee, in the city of Oak Hill on the southerly margin of Overton Lea Road, East of Lealand Lane said land being Lot 10, on the Plan of Lealand Manor, Block "A", not of record described according to a boundary survey dated 1-4-13 by Campbell, McRae & Associates, Surveying, Inc., John Hood TN R.L.S. #1838 as follows:
>
> Beginning at an iron rod (old) on the southerly margin of Overton Lea Road said rod being the northeast corner of Lot 9, Lealand Manor, 5th Addition, Block "A", not of record, owned by Michael G. Carlson (instrument #20011022-0115043 R.O.D.C., TN.) and the northwest corner of Lot 10 of said Lealand Manor 5th Addition, Block "A", the herein described land; thence with said southerly margin 38°22'12" E 532.77 feet to an iron rod (old) at the northwest corner of Lot 11 of said Lealand Manor 5th Addition, Block "A" owned by Kenneth B. Levitan (Book 10324, Page 188 R.O.D.C., TN.); thence leaving said southerly margin with said Levitan S 41°32'52" W 782.20 feet to an iron rod (old) in the northerly line of the Kathryn B. Cheek & Mellon Trust of Delaware, Tr. Land (Instrument #20060501-0049278 R.O.D.C., TN.); thence with said Cheek N 51°38'54" W 84.17 feet to a concrete monument (old); thence 50°41'17" W 179.69 feet to a concrete monument (old); thence N 60°45'05" W, passing an iron rod (old) at the northeast corner of The Friends of Radnor Lake Land (Instrument #20050926-0114808 R.O.D.C., TN.) at 45.29 feet for a total distance of 156.90 feet to a concrete monument (old) at said Carlton's southeast corner; thence with said Carlton N 34°52'41" E 926.87 feet to the point of beginning the described tract containing 396091.40 S.F. or 9.09 acres more or less.
>
> Being the same property conveyed to Robert L. Chen and Beverly M. Zak, husband and wife, by deed of record in Instrument #20130204-0011279, said Register's Office.
>
> This conveyance is subject to (a) real property taxes; (b) easements of record in Book 64, page 831 and Book 6434, page 831, said Register's Office; and (c) restrictive covenants of record in Book 1972, page 574 and Book 1081, page 643, said Register's Office.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as 963 Overton Lea Road, Nashville, TN 37220.

Witness my hand this 12 day of June, 2018.

ROBERT L. CHEN

RIKKI D. HANNAH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Rikki D. Hannah, a Notary Public of said County and State, ROBERT L. CHEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12 day of June, 2018.

Notary Public

MY COMMISSION EXPIRES MAY 27, 2019

My Commission Expires: