Bill Garrett Davidson County
Batch# 108675 DEEDQC
06/25/2018 02:01:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180625-0061074

QUITCLAIM DEED

GRANTOR: Clinton J. Strosnider

GRANTEE: Bethany Selzer

This instrument Was Prepared by:
Rebecca McKelvey Castañeda
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:
668 Atlanta Drive Hermitage, TN 37076	Same	075 08 0 074.00

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 **Bethany Lynn Selzer v. Clinton Jae Strosnider, Civil Action No. 18D-351, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 20th day of June, 2018.

Notary Public

My Commission Expires: March 8, 2022

RYAN DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

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 **Bethany Lynn Selzer v. Clinton Jae Strosnider, Civil Action No. 18D-351**

in the Fourth Circuit Court for Davidson County, Tennessee. Accordingly, **Clinton J. Strosnider** does hereby quitclaim unto the said **Bethany Selzer**, 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 in Davidson County, Tennessee, being Lot No. 363 on the Plan of Tulip Grove, Section 6, as of record in Book 4460, page 19, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bethany Selzer and Clinton J. Strosnider, wife and husband, by Deed from Doris Chitwood, an unmarried woman, dated November 18, 2016, of record at Instrument No. 20170321-0027387, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on plat of record in Book 4460, page19; to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as 668 Atlanta Drive, Hermitage, Tennessee 37076.

Witness my hand this 20th day of June, 2018.

Clinton J. Strosnider

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ryan C. Davis, a Notary Public of said County and State, CLINTON J. STROSNIDER, 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 Nashville, Tennessee, this 20th day of June, 2018.

Notary Public

RYAN DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

My Commission Expires: March 8, 2022