Bill Garrett Davidson County
Batch# 118096 DEEDQC
07/18/2018 02:34:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180718-0070148

# QUITCLAIM DEED

FROM: JENNIFER J. STURGEON

TO: BRICK W. STURGEON

This instrument Was Prepared by:
Sarah Richter Perky, Esq.
THOMPSON BURTON PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

**NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(e) 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: |
|---|---|---|
| BRICK W. STURGEON<br>1213B Goodloe Drive<br>Nashville, Tennessee 37215 | SAME | 131150G00200CO |

## AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF _____ )

STATE OF FLORIDA
COUNTY OF BROWARD

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 Final Decree of Divorce and Marital Dissolution Agreement in the case styled **Brick W. Sturgeon v. Jennifer J. Sturgeon, Davidson County Third Circuit Court, Case #13D-1885** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 13th day of July, 2018.

MICHAEL A. GIORGI
MY COMMISSION # FF 920631
EXPIRES: October 3, 2019
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires: OCT 3, 2019

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(e) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Brick W. Sturgeon v. Jennifer J. Sturgeon, Davidson County Third Circuit Court, Case #13D-1885**. Accordingly, **Jennifer J. Sturgeon** does hereby quitclaim unto **Brick W. Sturgeon**, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land and real property in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B AS DESCRIBED IN EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GOODLOE HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS OF RECORD IN INSTRUMENT 20120329-0026830, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GARAFOLA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM TREEMONT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 18TH DAY OF MAY, 2012 IN INSTRUMENT NO. 20120518-0043386, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 2133, PAGE 65; INSTRUMENT NO. 20120329-0026830 AND INSTRUMENT NO. 20120322-0024227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Brick Sturgeon and Wife, Jennifer Sturgeon, by Warranty Deed from Garafola Properties, LLC, of record by Instrument Number 20130102-0000484, in said Register's office of Davidson County, Tennessee.

This is improved property known as 1213B Goodloe Drive, Nashville, Tennessee 37215.

Witness my hand this 13th day of JULY, 2018.

**Jennifer J. Sturgeon**

STATE OF TENNESSEE )
COUNTY OF _____ )

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, MICHAEL A GIORGI, a Notary Public of said County and State, **Jennifer J. Sturgeon**, 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 BROWARD, ~~Tennessee~~ FLORIDA, this 13th day of JULY, 2018.

MICHAEL A GIORGI
MY COMMISSION # FF 920631
EXPIRES: October 3, 2019
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires: OCT 3, 2019