This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

FROM:
CYNTHIA DONETTE BUXTON

Bill Garrett Davidson County
Batch# 121004 DEEDQC
07/26/2018 08:37:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180726-0072810

TO:
PHILIP JOHN BUXTON

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Philip John Buxton 127 Quinn Circle Nashville, TN 37210	New Owner	Map 95-9, Parcel 25 Parcel ID 09509002500

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 18D699.**

PHILIP JOHN BUXTON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th, DAY OF July, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/08/2022.

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3-8-2022

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
1612 Westgate Circle
Suite 220
Brentwood, TN 37027
(615) 767-5900

I, **CYNTHIA DONETTE BUXTON,** do here by Quitclaim to **PHILIP JOHN BUXTON** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of W. E. Quin Property of record in Plat Book 1424, Page 111, Register's Office for said County.

SAID Lot No. 15, which is a corner lot, fronts 174.67 feet on the southwesterly margin of Quin Circle and fronts 215.00 feet on the northwesterly margin of Quin Circle, said frontages being joined by a curve having a length of 39.59 feet on the northwesterly line and 200 feet on the southwesterly line, to a point of intersection.

BEING the same property conveyed to Philip John Buxton and spouse, Cynthia Donette Buxton, by Warranty Deed from James C. Hailey, Jr. and spouse Karen Ann Hailey, of record in Book 10511, Page 78, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James C. Hailey, Jr., and wife, Karen Ann Hailey by deed from Elsie E. Zimmer, unmarried of record in Book 5299, Page 907, Register's Office for Davidson County, Tennessee.

This is improved property known as: 127 Quinn Circle, Nashville, TN 37210 a/k/a 127 Quin Circle, Nashville, TN 37210.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* §36-4-121 and a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 18D699.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11th day of July, 2018.

CYNTHIA DONETTE BUXTON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

CYNTHIA DONETTE BUXTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 11th day of July, 2018.

D. MICHELLE FOGARTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-21-21