Karen Y Johnson Davidson County
Batch# 137232 DEEDQC
09/05/2018 01:18:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180905-0087835

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL Nos.
Jason Pierpoint 1979 Waterford Dr. Old Hickory, TN 37138	Tucker Federal Bank dba Prime Lending P. O. Box 211788 Augusta, GA 30917-1788	Map 53 Parcel 60 Group 06-0-B

This Instrument Prepared By:
Kim C. Gilleland
Attorney at Law
745 S. Church St., Suite 303
Murfreesboro, TN 37130
(615) 361-2800

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICES OF KIM GILLELAND SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

KNOW ALL MEN BY THESE PRESENTS, that **Andrea B. Pierpoint**, for and in consideration of the Quit Claim Deed between the Parties and as part of the divorce settlement docketed at Case No. 18-D-449 in the Fourth Circuit Court of Davidson County, Tennessee, does hereby bargain, sell, release, remise, quit claim, and convey unto **Jason Pierpoint** all the right, title and interest in and to the following described real estate, located in Old Hickory, Davidson County, Tennessee, to wit:

This is improved property known as: 1979 Waterford Dr., Old Hickory, TN 37138

A certain tract or parcel of land located in Old Hickory, Davidson County, Tennessee, more particularly described as follows to-wit:

Being Lot No. 22 on the plan of Phase Three, Waterford, as of Record in PLAT BOOK 4, page 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason W. Pierpont and wife, Andrea B. Pierpoint by deed from Jeff Lewis and Susan Lewis, husband and wife, dated July 14, 2000, of record in Book 200000719, Page 71473, Register's Office for Davidson

County, Tennessee and previously to them by deed from Larry Powell, unmarried, of record in Book 9604, Page 549, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO Restrictive Covenants of record in Deed Book 8694, page 216; Book 8699, page 462; Book 9081, page 63, Book 9112, page 962; Book 9530, page 185; Book 7463, page 294; By Law of Record in Book 8715, page 583, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO all taxes, existing easements, restrictions of record, zoning and planning ordiances.

THIS CONVEYANCE IS MADE SUBJECT TO Charter's Homeowner's Association as shown of record in Book 8711, Page 701, Sewer Easement in Book 1717, page 30; ROW Easement of record in Book 2024, page 225, Register's Office for said County.

MB ~~TO HAVE AND TO HOLD the said premises in Fee Simple to **Jason Pierpoint** and those claiming under him, forever~~.

WITNESS my hand this 2nd day of August, 2018.

Andrea B. Pierpoint
Andrea B. Pierpoint

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Andrea B. Pierpoint**, **(Grantor)**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2018.

KAYLA N. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Kayla N. Richardson
NOTARY PUBLIC

My Commission Expires: 2/16/20

STATE OF TENNESSEE
COUNTY OF Davidson

This transfer of an interest in real estate is exempt from the transfer tax pursuant to T.C.A. 67-4-409(a)(3)(E) in that the purpose of the conveyance is to carry out the requirements of a Marital Dissolution and an anticipated Final Decree of Divorce entered in THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

Andrea B Pierpoint
AFFIANT

Sworn to and subscribed before me, this 2nd day of August, 2018.

KAYLA N. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Kayla N. Richardson
NOTARY PUBLIC

My Commission Expires: 12/14/18