Karen Y Johnson Davidson County
Batch# 145233 DEEDQC
09/26/2018 08:47:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180926-0095227

# QUITCLAIM DEED

FROM: Warren Bainbridge
1906 Beechwood Avenue
Nashville, TN 37212

TO: Candi Bainbridge
1906 Beechwood Avenue
Nashville, TN 37212

This Instrument was Prepared by:
Elizabeth A. Garrett
Suite 230, Washington Square
222 Second Avenue, North
Nashville, Tennessee 37201

| Address of New Owner(s): | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Candi Banbridge<br>1906 Beechwood Avenue<br>Nashville, TN 37212 | Same | Map 104-16<br>Parcel 178 |

## 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 ***Candi Michelle Bainbridge v. Warren Gerard Bainbridge,*** **Civil Action No. 17D-1585, Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Candi Bainbridge
Candi Bainbridge, Affiant

Sworn to and subscribed before me, this the 7 day of Sept, 2018.

Sean Gordon
my commission expires
May 02, 2022

Notary Public

My Commission Expires: May 02, 2022

SEAN GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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 ***Candi Michelle Bainbridge v. Warren Gerard Bainbridge,*** **Civil Action No. 17D-1585, Circuit Court for Davidson County, Tennessee.** Accordingly, Warren Bainbridge does hereby quitclaim unto the said Candi Bainbridge, 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 the Easterly 55 feet of Lot number 217 on the Plan of Belmont Land Company's Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Said Easterly 55 of lot number 217 fronts 55 feet on the Northerly side of Beechwood Avenue and runs back between parallel lines 185.1 feet on the Easterly line and 183.9 feet (more or less) on the Westerly line to an alley and shows 55 feet on said alley.

Being the same property conveyed to Warren Bainbridge and Wife, Candi Bainbridge by Warranty Deed dated May 10,2013, from Roy M. Milner and wife, Susanna R. Milner, of record in Instrument #20130510-0047377, said Register's Office.

This is real property commonly known as 1906 Beechwood Avenue, Nashville, Tennessee 37212.

Witness my hand this 31 day of August, 2018.

Warren Bainbridge

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Heather Carpenter, a Notary Public of said County and State, **Warren Bainbridge**, whose identity was 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, TN, this 31 day of August, 2018.

NOTARY PUBLIC

HEATHER CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: Heather Carpenter ~~Commission Expires~~ March 8, 2021