Karen Y Johnson Davidson County
Batch# 152187 DEEDQC
10/17/2018 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181017-0103127

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
MTR Family Law, PLLC, 205 23rd Avenue North, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: **KATHERINE SHELLEY DARNELL**	SEND TAX BILLS TO: **KATHERINE SHELLEY DARNELL**	Map-Parcel Numbers **63-1-14**
(NAME) **1427 NEELYS BEND ROAD**	(NAME) **1427 NEELYS BEND ROAD**	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) **MADISON, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS TRANSACTION IS EXEMPT FROM TAX PURSUANT TO TENNESSEE CODE ANN. § 67-4-409(a)(3)(E), AND FOR CONSIDERATION OF AND IN ACCORDANCE WITH THE TERMS OF THE MARITAL DISSOLUTION AGREEMENT BETWEEN THE PARTIES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TRAVIS LANE DARNELL

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO

KATHERINE SHELLEY DARNELL

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE, AND INTEREST IN A 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. 3 on the Plan of Nawakwa Hills Annex, of record in Book 843, page 64, Register's Office for said County.

Said Lot No. 3 fronts 219.25 feet on the easterly side of Neely's Bend Road and runs back between parallel lines as measured from the center of said road, 1000 feet to the west line of Lot No. 12, and contains 5 acres, more or less.

Being the same property conveyed to Leslie J. Williams by deed from Robert Dale Pyron and wife, Shirley J. Pyron, dated June 14, 2013, of record in Instrument No. 20130619-0062749, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Travis Darnell and Katherine Darnell, Husband and Wife, by Warranty Deed from Leslie J. Williams and Teresa Williams, Husband and Wife, dated April 28, 2017 of record in Instrument No. 20170428-0041895, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

Unimproved ☐
This is improved ☒ property, known as **1427 Neelys Bend Road, Madison, Davidson County, Tennessee 37115**
(House Number) (Street) (City, State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this 18th day of September, 2018.

TRAVIS LANE DARNELL, GRANTOR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Travis Lane Darnell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged that he executed the within instrument for the purposes therein contained as his own free act and deed.

Witness my hand and official seal at Nashville, Tennessee, on this 18th day of September, 2018.

NOTARY PUBLIC
My Commission Expires: 9-7-2020

KAREN BARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 9-7-2020

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 Marital Dissolution Agreement in that certain case *Katherine Shelley Darnell*, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 18D-799, and that there was no consideration given for the transfer.

KATHERINE SHELLEY DARNELL, GRANTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Katherine Shelley Darnell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged that she executed the within instrument for the purposes therein contained as her own free act and deed.

Witness my hand and official seal at Nashville, Tennessee, on this 18th day of September, 2018.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

PATRICK McMANUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOV. 8, 2021

DISCLAIMER

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED. PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS QUITCLAIM DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires