This instrument was prepared by:
MTR Family Law, PLLC
205 23rd Avenue North
Nashville, TN 37203-1501

QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 171749 DEEDQC
12/10/2018 08:53:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181210-0119804

FROM: Robert J. Romeo ("Husband")

TO: April Romeo ("Wife")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
1245 Riverbirch Way	April Romeo	97-2-A-175 CO
Hermitage, TN 37076	1245 Riverbirch Way	
c/o April Romeo	Hermitage, TN 37076	

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 styled *Robert John Romeo v. April Denise Romeo*, Circuit Court for Davidson County, Tennessee, Docket No. 18D-1313, and that there was no consideration given for the transfer.

April Romeo, Grantee

Sworn to and subscribed before me, this the 29th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

PATRICK McMANUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Husband has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Wife, her heirs, successors and assigns, all of Husband's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Romeo J. Romeo and April Romeo by warranty deed dated 12/27/2012, from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No: 20121231-0120503, Register's Office for Davidson County, Tennessee.

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Nashville, TN 37203-1501

The physical address of this property is 1245 Riverbirch Way, Hermitage, TN 37076.

WITNESS my hand, this 19 day of November, 2018.

Robert J. Romeo, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LISA DAVIS, a Notary Public in and for DAVIDSON County, Tennessee, the within named Robert J. Romeo, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Robert J. Romeo executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, on this the 19th day of NOVEMBER, 2018.

Notary Public

LISA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

My Commission Expires: 5.2.2022

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.