Karen Johnson Davidson County
Batch# 183877 DEEDQC
01/15/2019 10:14:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190115-0004055

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL Nos.
Debby Ann Vermillion 6117 Nashua Avenue Nashville, TN 37209	Same	91-5-212 08DA-28746

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 **Daniel O. Vermillion**, for and in consideration of the Quit Claim Deed between the Parties and as part of the divorce settlement docketed at Case No. 18D-1332 in the Fourth Circuit Court of Davidson County, Tennessee, Division III, does hereby bargain, sell, release, remise, quit claim, and convey unto **Debbie A. Vermillion** all the right, title and interest in and to the following described real estate, located in Nashville, Davidson County, Tennessee, to wit:

This is improved property known as: 6117 Nashua Avenue, Nashville, TN 37209

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

Being Lot No. 7, on the Plan of SECTION 2, MOSSWOOD HEIGHTS, of record in Book 4175, page 155, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to DANIEL O. VERMILLION and wife, DEBBY A. VERMILLION,* by Warranty Deed, from KYONG AE KU and husband, JONG GUN LEE, of record in Book 10555. Page 501, Register's Office for DAVIDSON County, Tennessee. * Also Known as Debbie A. Vermillion

BEING the same property conveyed to KYONG AE KU, by Final Divorce Decree, from Sha Yun Ku, of record in Book 8669. Page 402, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS CONVEYANCE IS FURTHER SUBJECT TO: 1) Taxes which have prorated and assumed by Grantee; 2) All Restrictions of Record; 3) All Easements of Record; 4) All Visible Easements; 5) All Matters appearing on the Plan of Record; 6) All applicable Governmental and Zoning Regulations.

TO HAVE AND TO HOLD the said premises in Fee Simple to **Debby A. Vermillion** and those claiming under her, forever.

WITNESS my hand this 7 day of Jan, 2019.

Daniel O Vermillion
DANIEL O. VERMILLION

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, a Notary Public in and for said County and State, the within named **DANIEL O. VERMILLION**, **(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 7th day of January, 2019.

Stephanie E. Smothermon
NOTARY PUBLIC

My Commission Expires: 5/10/2021

STEPHANIE E. SMOTHERMON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

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 Final Decree of Divorce entered in THE FOURTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

Daniel O Vermillion
AFFIANT

Sworn to and subscribed before me, this 7 day of January, 2019.

Stephanie E. Smothermon
NOTARY PUBLIC

My Commission Expires: 5/10/2021

STEPHANIE E. SMOTHERMON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY