Karen Johnson Davidson County
Batch# 192342 DEEDQC
02/06/2019 12:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190206-0011421

QUITCLAIM DEED

FROM: Griffin Scott Dunham, being one and the same as Griffin Dunham

TO: Gabrael Rebekah Maitlen, being one and the same as Gabrael Rebekah Dunham and/or Gabrael Dunham

This instrument was prepared by:
Marlene Eskind Moses, Esq.
Marissa Moses Russ, Esq.
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Gabrael Rebekah Maitlen
4807 Idaho Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.
Map 103-03, Parcel 153.00

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 GABRAEL REBEKAH DUNHAM V. GRIFFIN SCOTT DUNHAM, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 18D-1112 and that there was no consideration given for the transfer.

Gabrael Rebekah Maitlen
GABRAEL REBEKAH MAITLEN, Grantee

Sworn to and subscribed before me, this the 31st day of January, 2019.

Patrick McManus
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(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Fourth Circuit Court for Davidson County, Tennessee, **GRIFFIN SCOTT DUNHAM,** being one and the same as **GRIFFIN DUNHAM,** has bargained and sold, and by these presents does quitclaim unto the said **GABRAEL REBEKAH MAITLEN**, being one and the same as **GABRAEL REBEKAH DUNHAM** and/or **GABRAEL DUNHAM**, her heirs, successors and assigns, all of his right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 708 on the Plan of Block Number 34 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Griffin Dunham and wife, Gabrael Dunham, by Warranty Deed, dated October 15, 2009 and recorded October 19, 2009, as evidenced by Instrument No. 20091019-0096386, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been 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 zoning regulations.

This is improved property known as 4807 Idaho Avenue, Nashville, Tennessee 37209.

WITNESS my hand, this 5th day of February, 2019.

Griffin Scott Dunham

GRIFFIN SCOTT DUNHAM, Grantor

STATE OF TENNESSEE
COUNTY Davidson

Personally appeared before me, ~~Griffin Dunham~~ Joshua McManus, a Notary Public in and for Davidson County, Tennessee, the within named Griffin Scott Dunham, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Griffin Scott Dunham, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), TN (State), on this the 5th day of February, 2019.

Patrick McManus

Notary Public

My Commission Expires: 11-8-2021

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.

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

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)