Karen Johnson Davidson County
Batch# 194016 DEEDQC
02/11/2019 10:52:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190211-0012650

QUITCLAIM DEED

FROM: Stephen Adam Hauser, being one and the same as Stephen Hauser

TO: Laura Nealy Glenn

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Laura Nealy Glenn	1204 Woodland Street	83-9
1204 Woodland Street	Nashville, Tennessee 37206	170.00
Nashville, Tennessee 37206		

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 LAURA NEALY GLENN V. STEPHEN ADAM HAUSER, Third Circuit Court for Davidson County, Tennessee, Docket No. 17D-1634 and that there was no consideration given for the transfer.

Laura Nealy Glenn
LAURA NEALY GLENN, Grantee

Sworn to and subscribed before me, this the 17th day of December, 2018.

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 Third Circuit Court for Davidson County, Tennessee, **STEPHEN ADAM HAUSER,** being one and the same as **STEPHEN HAUSER,** has bargained and sold, and by these presents does quitclaim unto the said **LAURA NEALY GLENN**, 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:

Being Lot No. 5 on the Plan of East Edgefield Plan of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura Nealy Glenn and Stephen Hauser by Warranty Deed, from Brett Carter and wife, Virginia Carter, of record at Instrument No. 20130730-0079212, dated July 26, 2013 and recorded on July 30, 2013, in the 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 governmental and zoning regulations.

This is IMPROVED property known as 1204 Woodland Street, Nashville, Tennessee 37206.

WITNESS my hand, this 13th day of December, 2018.

STEPHEN ADAM HAUSER, Grantor

STATE OF TENNESSEE
COUNTY Davidson

Personally appeared before me, Alexandra Lovan, a Notary Public in and for Davidson County, Tennessee, the within named Stephen Adam Hauser, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Stephen Adam Hauser, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), Tennessee (State), on this the 13th day of December, 2018.

Notary Public

My Commission Expires: 9/6/22

ALEXANDRA LOVAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.