Karen Johnson Davidson County
Batch# 206056 DEEDQC
03/14/2019 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190314-0023574

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
James Peters
4224 Kings Court
Nashville, TN 37218-1824

SEND TAX BILLS TO:
James Peters
4224 Kings Court
Nashville, TN 37218-1824

NEW OWNER'S MAILING ADDRESS:
James Peters
4224 Kings Court
Nashville, TN 37218-1824

MAP-PARCEL NUMBER(S): 05815002300

3423780692
6853748617
48874245

QUITCLAIM DEED

THIS INDENTURE, made this 7th day of March 2019, pursuant to a Final Decree of Divorce, dated March 25, 2018, entered as Docket No. 11D-874, styled "Sharon Ann Peters vs. James Calvin Peters, Jr.", in the Fourth Circuit Court for Davidson County, Tennessee; by and between Sharon A. Peters, an unmarried woman, and James Peters, an unmarried man, who acquired title as wife and husband, as joint tenants with right of survivorship, and not as tenants in common, hereinafter referred to as "Grantor", and James Peters, an unmarried man, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

SAID LOT NO. 14, WHICH IS A CORNER LOT, FRONTS 202.00 FEET ON THE EASTERLY MARGIN OF KINGS COURT AND FRONTS 174.00 FEET ON THE SOUTHERLY MARGIN OF KINGS LANE, SAID FRONTAGE BEING JOINED BE A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 227.0 FEET ON THE EASTERLY LINE AND 199.0 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION.

Property Address: 4224 Kings Court, Nashville, TN 37218-1824

Being the same property conveyed to Grantor by deed dated April 13, 2006 which deed was recorded at Instrument/Case No. 20060501-0049632 in the Land Records for Davidson County on May 01, 2006.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(E): "Domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS: the signature of the Grantor the day and year first above written.

Sharon A. Peters, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 15th day of Feb, 2019, before me personally appeared Sharon A. Peters, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

HARMAN AGID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Harman Agid
(Printed Name of Notary Public)

My Commission Expires: My Commission Expires March 8, 2022

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TN DL

WITNESS: the signature of the Grantor the day and year first above written.

James Peters

James Peters, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 7th day of March, 2019, before me personally appeared James Peters, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

GREG D. DAVIS NOTARY PUBLIC (OFFICIAL SEAL) STATE OF TENNESSEE

Notary Public (Signature of Notary Public)

Greg D Davis

(Printed Name of Notary Public)

My Commission Expires: 12/23/20

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: Drivers License

True Copy Certification

I, Betsy Lanzotti, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne