This Instrument Prepared by:
JASON A. TALLEY
109 JENNINGS STREET
FRANKLIN, TN 37064

The actual consideration or value whichever is greater for this transfer is $ -0-.

AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 19th day of April, 2019.

NOTARY PUBLIC

My Commission Expires:

JAMEY RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Karen Johnson Davidson County
Batch# 226903 DEEDQC
05/08/2019 08:18:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190508-0042864

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Ryan Clark Monroe 1605 Horton Avenue Nashville, TN 37212	SAME	104080C003.00

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, I, **Erica Elizabeth Monroe**, by these presents do hereby quitclaim and convey unto **Ryan Clark Monroe**, to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, and more fully described as follows:

BEING Unit No. 3 on the Plan of Peabody Square Condominium of record in Plat Book 6250, Page 177, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Peabody Square Condominium Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6404, Page 545, as amended in Book 6527, page 254, Book 6648, Page 635, and Book 6653, page 897, said Register's Office.

BEING the same property conveyed to Ryan Monroe, unmarried, by deed from Brandon O. Ellertson, unmarried, of record in Instrument No. 20140515-0041660, on 05/15/14,, Register's Office for Davidson County, Tennessee. The said Ryan Monroe, having married Erica Elizabeth Moroe, and now having since been divorced by Final Decree of Divorce on the 3rd day of April, 2019, in the Third Circuit Court for Davidson County, Tennessee, Docket No. 18D-1792, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement with all rights, hereditament, and appurtenances thereunto appertaining.

THIS is improved property known as 1605 Horton Avenue, Nashville, TN 37212.

THE said Ryan Monroe and Ryan Clark Monroe, is one and the same person.

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

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 16 day of April, 2019.

Erica

ERICA ELIZABETH MONROE

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERICA ELIZABETH MONROE**, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 16th day of April, 2019.

Lisa Woolley

NOTARY PUBLIC

LISA G. WOOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/06/2021