Karen Johnson Davidson County
Batch# 239660 DEEDQC
06/06/2019 10:14:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190606-0054162

This Instrument was prepared by:
Marshall & Associates, PLLC
Lindsey L. Lawrence, Esq.
10574 Lebanon Road
Mt. Juliet, TN 37122

FROM: **JEFFREY RAYMOND FARGIS**

TO: **JENNIFER GALE FARGIS**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
Jennifer Gale Fargis 505 Schooner Cove Hermitage, TN 37076	Jennifer Gale Fargis 505 Schooner Cove Hermitage, TN 37076	#98-9-0-A, Parcel #38 NC

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is NONE.

JEFFREY RAYMOND FARGIS

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **JEFFREY RAYMOND FARGIS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **JEFFREY RAYMOND FARGIS** and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15th day of April, 2019.

Cassie A Karsten
NOTARY PUBLIC
My Commission Expires: 7-16-19

CASSIE A. KARSTEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

This Instrument was prepared by:
Marshall & Associates, PLLC
Lindsey L. Lawrence, Esq.
10574 Lebanon Road
Mt. Juliet, TN 37122

WHEREAS, **JEFFREY RAYMOND FARGIS** ("Grantor") and **JENNIFER GALE FARGIS** ("Grantee") were married as husband and wife and own a certain tract of land in Davidson County, Tennessee described in Exhibit A;

WHEREAS, pursuant to the Marital Dissolution Agreement entered by the Court in Jennifer Gale Fargis v. Jeffrey Raymond Fargis, filed in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 18-D-1762, Grantor and Grantee were divorced and all marital bonds between them were severed; and,

NOW, THEREFORE, for and in consideration of the sum of One and No/100 Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the terms of said Marital Dissolution Agreement approved in the Final Decree of Divorce, **JEFFREY RAYMOND FARGIS**, the Grantor, does hereby remise, release, and forever quitclaim unto **JENNIFER GALE FARGIS**, the Grantee, her heirs and assigns, all of his right, title, and interest in and to a certain tract of land in Davidson County, Tennessee as described in **Exhibit A**.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties as such this conveyance is exempt from recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(E).

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15 day of April, 2019.

JEFFREY RAYMOND FARGIS

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **JEFFREY RAYMOND FARGIS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **JEFFREY RAYMOND FARGIS** and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15th day of April, 2019.

Cassie A. Karsten
NOTARY PUBLIC
My Commission Expires: 7-16-19

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

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Mt. Juliet, TN 37122

EXHIBIT A

A certain tract or parcel of land SITUATED in Davidson County, Tennessee, and more particularly bounded and described as follows:

Being Lot No. 125, on the plan of Lakeshore, Phase 3-B, of record in Plat Book 7900, page 677, Register's Office for Davison County, Tennessee, to which plat reference is herby made for a more complete description.

Being the same property conveyed to Theodore F. Bertuca and wife, Constance A. Bertuca, by deed from Laura E. Stovall and husband, Christopher A. Stovall, dated May 21, 1999, recorded May 24, 1999, of record in Deed Book 11497, page 160, Document No. 0590546, Register's Office of Davidson County, Tennessee.
Current Source of Title: 20090930-0090740
This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7572, Page 669, Register's Office, Davidson Co., TN.

This conveyance is subject to any and all existing restrictions and easement of record, if any.

The above-described property is improved property known as: 505 Schooner Cove, Hermitage, TN 37076.

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.