QUITCLAIM DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Anne Marie Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2019.

Notary Public

COMMISSION EXPIRES: 7-26-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP & PARCEL NUMBER:
Steven M. Ballas	**Same As Owner**	141-05-0A-269.00 CO
(Name)	(Name)	
716 Gloucester Lane		
(Address)	(Address)	
Nashville, TN 37221		

Karen Johnson Davidson County
Batch# 246253 DEEDQC
06/20/2019 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190620-0059565

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Jennifer Lynn Ballas, unmarried,** hereinafter referred to as Grantor, hereby quitclaims to **Steven Martin Ballas, unmarried,** hereinafter referred to as Grantee, his heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 269, as shown on the map entitled Avondale Park Phase 2, Section 3A, of record in Instrument No. 20101005-0079393, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven M. Ballas, a married man by Warranty Deed from Derek C. Berner and Leslie H. Berner, husband and wife dated May 31, 2017 and recorded June 6, 2017 as Instrument No. 20170606-0056353, in said Register's Office for Davidson County, Tennessee. Grantor, Jennifer Lynn Ballas, is the former spouse of Grantee, Steven Martin Ballas. Grantor hereby quitclaims any and all of the marital interest in the real property which may have vested in her as a result of her marriage to Grantee. Grantor and Grantee were divorced by *Final Decree of Divorce* in the Third Circuit Court for Davidson County, Tennessee, in Docket No. 17D-690.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 716 Gloucester Lane, Nashville, TN 37221

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 13th of June, 2019.

Jennifer Lynn Ballas

Jennifer Lynn Ballas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Lynn Ballas, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing QuitClaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 13th day of June, 2019.

Tracy Janeczko

NOTARY PUBLIC

TRACY JANECZKO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

My commission expires: 5/9/2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)