Karen Johnson Davidson County
Batch# 274768 DEEDQC
08/21/2019 01:18:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190821-0084036

THIS INSTRUMENT WAS PREPARED BY:

Turner Law Offices, P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: Timothy B. Bain

TO: Michael D. White

Address New Owner(s) as follows:
2310 Fernwood Drive
Nashville, TN 37216

Map and Parcel No.:

72-8-199

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Michael White, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Michael White v. Timothy Bain, Docket No. 19D1020, Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Michael White

Sworn to and subscribed before me, this 21st day of August, 2019.

NOTARY PUBLIC

TREVOR CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

My Commission Expires: 3/8/21

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Timothy Bain, does transfer, quitclaim and convey unto the said Michael D. White, her/his heirs, successors, and assigns, all of her/his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 265 on the Map of Dalewood, Section IV, as of record in Book 1835, page 21, Register's Office for said County, and described as follows:
>
> Beginning at a point in the westerly margin of Fernwood Drive at the corner of Lots Nos. 265 and 266; thence with the line between said lots, southwesterly 173.9 feet to a point; thence southeasterly 81.8 feet to the northwesterly margin of Ravenwood Drive; thence with the margin of the northeasterly 174.4 feet to the beginning of a curve; thence around said curve, northerly 39.3 feet to the margin of Fernwood Drive; thence with the margin of same, northwesterly 56.8 feet to the beginning.
>
> Being the same property conveyed to B & N Construction, LLC by Warranty Deed from Elizabeth S. Pitt, dated June 22, 2015, and filed of record in Instrument 20150701-0063571, Register's Office for Davidson County, Tennessee. Current Source of TITLE 20160316-0025020
> RESTRICTIONS:
> This conveyance is made subject to restrictions appearing of record in Book 1229, page 325, Book 1786, page 80, and Book 1855, page 223, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

This is improved property known as 2310 Fernwood Drive, Nashville, Davidson County, TN.

Witness my hand this 16 day of August, 2019.

Timothy Bain

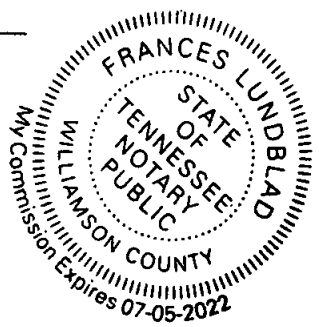
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Timothy Bain, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of August, 2019.

Frances Lundblad
NOTARY PUBLIC

My Commission Expires: 7-5-22



State of TENNESSEE)
County of DAVIDSON)

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

Michael White

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, ~~2013.~~ 2019

NOTARY PUBLIC

TREVOR CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

My Commission Expires: