This Form furnished by: **HELEN ROGERS, ATTORNEY, ROGERS, KAMM & SHEA**

FROM: ELIZABETH FISCHER TANQUILUT

TO: BRIAN GIL TANQUILUT

Karen Johnson Davidson County
Batch# 275156 DEEDQC
08/22/2019 10:32:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190822-0084517

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Brian Gil Tanquilut 45 Green View Nashville, TN 37205	Brian Gil Tanquilut 45 Green View Nashville, TN 37205	Map No. 104-14-G Parcel No. 95 CO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None, because it is pursuant to a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket No.18D-1261**

BRIAN GIL TANQUILUT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

HELEN S. ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES

This Instrument Prepared By:

HELEN ROGERS, ATTORNEY
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor, Elizabeth Fischer Tanilut, and Grantee, Brian Gil Tanquilut, acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Warranty Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

I, **ELIZABETH FISCHER TANQUILUT**, do hereby Quitclaim to **BRIAN GIL TANQUILUT**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 137 on Plan of Revision to Lots 137 and 138, Whitworth Phase 01/A/Greenview, of record in Plat Book 8250, page 38, as amended in Book 9327, page 869, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description thereof. Being the same property conveyed to Brian Tanquilut and Elizabeth Tanquilut, husband and wife, by deed from Franklin W Maddux and wife Dugan W. Maddux - Instrument No. 20121210-0113434.

Being the same property conveyed to Franklin W. Maddux and wife, Dugan W. Maddux, by deed from Sondra B. Cruickshanks, married of record in Instrument No. 20060119-007174, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes; (2) all matters appearing on the plan of record in Book 8250, page 38, said Register's Office; (3) restrictive covenants of record in Book 8026, page 305, Book 8047, page 243, Book 8282, page 45, Book 9778, page 27, Instrument No. 20100615-0046543 and Instrument No. 20020812-0097386, said Register's Office; (4) easement of record in Book 3505, page 339, said Register's office; (5) All matters appearing on the plan of record; (6) All applicable Governmental and Zoning regulations and Easements; and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 18D-1261.

This is improved real property known as: 45 Green View Nashville, TN 37205

IN WITNESS WHEREOF I have hereunto set my hand on this the 21 day of August, 2019.

Elizabeth Tanquilut

ELIZABETH FISCHER TANQUILUT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kaitlyn M. Armiger, a Notary Public in and for said County and State, the within named, ELIZABETH FISCHER TANQUILUT, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 21st day of August, 2019.

Kaitlyn M. Armiger
NOTARY PUBLIC

My Commission Expires: 9/22
DATE

KAITLYN M. ARMIGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY