Karen Johnson Davidson County
Batch# 275518 DEEDQC
08/22/2019 02:59:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190822-0084725

THIS INSTRUMENT WAS PREPARED BY:
Martin Sir & Associates
424 Church Street, Suite 2250
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Sent Tax Bills to:	Map-Parcel
Maxine R. McMillan (Johnson) 429 Rockwood Drive Hermitage, Tennessee 37076	Maxine R. McMillan (Johnson) 429 Rockwood Drive Hermitage, Tennessee 37076	Map 86/Group 16-0 Parcel 1

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions in the Marital Dissolution Agreement executed in that certain case styled Maxine R. McMillan (Johnson) v. Jgnesh Shah, Docket No. 17952, in the Chancery Court for Cheatham County, Tennessee.

Accordingly, Jgnesh Shah ("Grantor") does hereby quitclaim any potential marital interest he may have in the property to Maxine R. McMillan (Johnson) ("Grantee"), her successors, heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as follows:

Being Lot No. 10 of the Plan of Hermitage Woods, Section 3, as of Record in Plat Book 5050, pages 109 and 110, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Maxine R. Johnson (McMillan) by deed from Ronald Johnson, by deed of record as Instrument No. 20060113-0005356 in the Register's office for Davidson County, Tennessee.

The address of the herein described property is believed to be 429 Rockwood Drive, Hermitage, Tennessee 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED BASED SOLELY UPON INFORMATION SUPPLIED BY THE PARTIES, NO RECORD SEARCH, TITLE EXAMINATION, OR SETTLEMENT HAVING BEEN CONDUCTED TO VERIFY THE PROPERTY

DESCRIPTION OR TO DETERMINE OWNERSHIP OR STATUS OF TITLE. MARTIN SIR & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hands on this the 9th day of August, 2019.

JGNESH SHAH

STATE OF Missouri)
COUNTY OF Jackson)

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

Sworn and subscribed before me, this 09 day of August, 2019.

Notary Public

CARSON BRUCKS NOTARY PUBLIC NOTARY SEAL #13474410 My Commission Expires 08/03/2021 Jackson County STATE OF MISSOURI

My Commission Expires: 08/03/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly shown according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled Maxine R. McMillan (Johnson) v. Jgnesh Shah, Docket No. 17952, in the Chancery Court of Cheatham County, Tennessee, and that there was no other consideration given for this matter.

Affiant/Maxine R. McMillan (Johnson)

Sworn to and subscribed before me, this 20th day of August, 2019.

Notary Public

CHRISTY HAMMELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-20-19