This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 286731 DEEDQC
09/17/2019 09:34:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190917-0094017

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Amy Powell 1520 Oakland Acres Drive Nashville, TN 37115	SAME AS NEW OWNER	05115003000

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WHEREAS, pursuant to the Divorce Decree dated 24th day April, 2019, entered by the Court in Amy Powell Phelan vs. Jason Marc Phelan, in the 4th Circuit Court for Davidson County, Tennessee, bearing Docket No. 19D34, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said decree has passed; and

WHEREAS, in said Divorce Decree the Court approved the Property Settlement Agreement between the Grantor and Grantee wherein Grantor agreed to convey all of his right, title and interest in and to the tract of land described herein below. Now therefore;

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jason Marc Phelan** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Amy Powell Phelan k/n/a Amy Powell,** (the "Grantee"), her successors and assigns, all of his rights, title and interest in and to that certain land in **DAVIDSON** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of OAKLAND ACRES, SECTION ELEVEN, as shown by plat of record in Plat Book 3700, Page 26, in the Register's Office for Davidson County, Tennessee, to which play reference is hereby made for a more complete description.

Being the same property conveyed to Jason Phelan and spouse, Amy Phelan by deed from Frank McKinney and spouse, Helen McKinney of record in Instrument No. 20151028-0109608, dated October 27, 2015 and recorded October 28, 2015, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 1520 Oakland Acres Drive, Madison, Tennessee 37115

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 26th day of August, 2019.

GRANTOR – Jason Marc Phelan

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 Jason Marc Phelan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 26th day of August, 2019.

Notary Public

My Commission Expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $Zero, (Divorce-Property Division; T.C.A. 67-4-409(a)(3)(E).

Affiant – Amy Powell

Subscribed and sworn before me this 11th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023