STATE OF TENNESSEE

COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 290189 DEEDQC
09/24/2019 10:34:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190924-0096912

The actual consideration for this transfer is *NONE*.

Address New Owner as Follows:
Ruth Ann Hood
420 Moss Trl., Goodlettsville,
Tennessee 37072

Send Tax Bills to:
Ruth Ann Hood
420 Moss Trl., Goodlettsville,
Tennessee 37072

Map-Parcel Numbers:
026 09 0 051.00.
–Book 1424, Page 121

QUITCLAIM DEED

WHEREAS, RICHARD HOOD ("Grantor") and RUTH ANN HOOD ("Grantee") were married as husband and wife and owned a certain tract of land in DAVIDSON County, Tennessee described below:

420 Moss Trl. Goodlettsville, Tennessee 37072

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Goodlettsville Heights, Section II, of record in Book 1424, Page 121, register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

WHEREAS, pursuant to the Divorce Decree dated July 17, 2019 entered by the Court in HOOD v. HOOD, Circuit Court for the State of Tennessee, 21ST Judicial District, DAVIDSON County, Case No. 19D577, 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 Grantor and Grantee wherein Grantor agreed to transfer all of his right, title and interest in and to the tract of land described hereinbelow.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1) Dollar, cash in hand paid, and pursuant to the terms of said Property Settlement Agreement approved in the Divorce Decree, RICHARD HOOD, the Grantor, does hereby remise, release and forever quitclaim unto RUTH ANN HOOD, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Goodlettsville Heights, Section II, of record in Book 1424, Page 121, register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Trevis and Delores Robertson, husband and wife by special warranty deed from CitiFinancial, Inc., dated 7/30/2007, recorded on

08/01/2007, in Instrument No. 20070801-0091280, register's office of Davidson County, Tennessee. Current Source of title: 20130327-0030224

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

WITNESS my hand this 22nd day of August, 2019.

Richard Hood

RICHARD HOOD, Affiant

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Richard Hood, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 22nd day of August, 2019.

Notary Public

My Commission Expires: Sept 6th, 2022

GILBERTO GARCIA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Was Prepared By:

Michele Hodges, BPR 033347
Hodges Law, LLC
4117 Hillsboro Pike, Suite 103-354
Nashville, TN 37215

This instrument is used to transfer property pursuant to the requirement of a Property Settlement Agreement approved in a divorce. No privilege tax is due on the transfer pursuant to the Property Settlement Agreement; see T.C.A. § 67-4-409(a)(3)(E). Upon divorce, parties previously holding property as tenants by the entirety thereupon hold the property as tenants in common.