This instrument was prepared by:
MTR Family Law, PLLC
205 23rd Avenue North
Nashville, TN 37203-1501

Karen Johnson Davidson County
Batch# 309466 DEEDQC
11/01/2019 08:52:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191101-0112402

# QUITCLAIM DEED

FROM: Mary Hilliard Harrington
TO: Ryan F. Harrington

**ADDRESS NEW OWNER:**
Ryan F. Harrington
931 Clayton Avenue
Nashville, TN 37204

**SEND TAX BILLS TO:**
Ryan F. Harrington
931 Clayton Avenue
Nashville, TN 37204

**MAP & PARCEL NO.:**
118-05-0-134.00

## AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Mary Hilliard Harrington v. Ryan Francis Harrington*, Circuit Court for Davidson County, Tennessee, Docket No.18D1549, and that there was no consideration given for the transfer.

Ryan F. Harrington, Grantee

Sworn to and subscribed before me, this the 24th day of October, 2019.

NOTARY PUBLIC

PATRICK McMANUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

My Commission Expires: 11/8/2021

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Mary Hilliard Harrington has bargained and sold, and by these presents does transfer, quitclaim and convey unto Ryan F. Harrington, his heirs, successors and assigns, all of Mary Hilliard Harrington's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 929B of Parkview Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Parkview Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20110614-0045596, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Parkview Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20110614-0045596, and ByLaws appended thereto as Exhibit "C", said Register's

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Office, are incorporated hereby reference and made a part hereof the same as though copied herein for more complete identification and description of said Unit.

Being part of the same property conveyed to Mary Hilliard Harrington and husband, Ryan F. Harrington, by Warranty Deed from TBC I, LLC, a Tennessee limited liability company, on December 1, 2011, of record in Instrument Number 20111201-0093423, Register's Office for Davidson County, Tennessee

This is improved property known as: 931 Clayton Avenue, Nashville, TN 37204.

WITNESS my hand, this 17 day of Oct, 2019.

Mary Hilliard Harrington, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michelle Marshall, a Notary Public in and for Davidson County, Tennessee, the within named Mary Hilliard Harrington, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Mary Hilliard Harrington, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 17th day of October, 2019.

Notary Public

My Commission Expires: 9-7-21

MICHELLE ANN MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

**Disclaimer**

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.