Karen Johnson Davidson County
Batch# 317612 DEEDQC
11/20/2019 08:21:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191120-0119614

QUITCLAIM DEED

FROM: Mark Lee Champion

TO: Julia Littlejohn Champion, being one and the same as Julia F. Littlejohn

This instrument was prepared by:
Marissa Moses Russ, Esq.
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Julia Littlejohn Champion
1309 Tyne Boulevard
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Julia Littlejohn Champion
1309 Tyne Boulevard
Nashville, Tennessee 37215

MAP NO. 145030
PARCEL NO. 02900

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 MARK LEE CHAMPION v. JULIA LITTLEJOHN CHAMPION, Third Circuit Court for Davidson County, Tennessee, Docket No. 19D-1099 and that there was no consideration given for the transfer.

Julia Littlejohn Champion
JULIA LITTLEJOHN CHAMPION, Grantee

Sworn to and subscribed before me, this the 18 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 3-7-2023

CHRISTIAN TODD SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Third Circuit Court for Davidson County, Tennessee, **MARK LEE CHAMPION** has bargained and sold, and by these presents does quitclaim unto the said **JULIA LITTLEJOHN CHAMPION**, being one and the same as **JULIA F. LITTLEJOHN**, her heirs, successors and assigns, all of his right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Lot No. 3 on the Plan of Harpeth Acres Subdivision, Section Six, of record in Book 2331, page 85, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Julia F. Littlejohn, by Warranty Deed, from grantors, Charles P. Jackson, Jr. (as to a one-half undivided interest) and Linda J. Rainey, Charles P. Jackson, III and David E. Jackson, as Co-Trustees of the Frances H. Jackson Revocable Pour-Over Trust dated July 11, 1991 (as to a one-half undivided interest), dated March 25, 2008 and recorded March 28, 2008, as evidenced by Instrument No. 20080328-0031052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as 1309 Tyne Boulevard, Nashville, Tennessee 37215.

WITNESS my hand, this 18th day of November, 2019.

MARK LEE CHAMPION, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, the within named Mark Lee Champion, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Mark Lee Champion, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood (City), TN (State), on this the 18 day of November, 2019.

Notary Public

My Commission Expires: 6-20-22

LANCE B. MAYES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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.