Karen Johnson Davidson County
Batch# 321127 DEEDQC
11/27/2019 08:25:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191127-0122567

QUITCLAIM DEED

From: PAUL EVANS GRIFFITH, JR.

To: AMY PAWLAK GRIFFITH

This instrument prepared by:
C. Diane Crosier
2000 Meridian Blvd. Ste 275
Franklin, Tennessee 37067

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

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Amy Pawlak Griffith 536 Holt Valley Road Nashville, TN 37221	Mr. Cooper P O Box 2505 Covina, CA 91722-2505	Map/Parcel No. 128-11-0-010

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled, Amy Pawlak Griffith v. Paul Evans Griffith, Jr., Third Circuit Court for Davidson County, Tennessee, Docket No. 18D1900, Paul Evans Griffith, Jr. (the "Grantor") by these presents hereby assigns and quitclaims unto Amy Pawlak Griffith (the "Grantee") all of Grantor's right, title and interest in and to certain land in 536 Holt Valley Road, Nashville, Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Holt Meadows, of record in Instrument No 20090617-0056297, Book 4300, page 174, Register's Office for said County and State, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Amy Lynn Pawlak, unmarried, by Brent A. Milligan and wife, Sarah D. Milligan by deed from Duetsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of April 1, 2006 Morgan Stanley ABS Capital I, Inc., Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006 NC3, by Barclays Capital Real Estate, Inc., a Delaware Corporation, dba HomEq Servicing as Attorney in Fact, dated February 11, 2009, recorded February 26, 2009, of record in Instrument No 20090226-0017096, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, and a lien for taxes for the current year and subsequent years.

This is improved property known as 536 Holt Valley Road, Nashville, Tennessee 37221

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 6th day of November 2019.

Paul Evans Griffith, Jr.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Paul Griffith, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

C. DIANE CROSS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WITNESS my hand, at office, this 6th day of November 2019.

NOTARY PUBLIC

My Commission Expires: 4/3/22

STATE OF TENNESSEE)
COUNTY OF Williamson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

C. DIANE CROSIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this 6th day of November, 2019.

NOTARY PUBLIC

4/3/22
My commission expires

The actual consideration or value, whichever is greater, is $0.