Karen Johnson Davidson County
Batch# 324023 DEEDQC
12/03/2019 01:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191203-0124517

QUITCLAIM DEED

FROM: Matthew D. Anderson

TO: Amanda M. Anderson

This instrument Was Prepared by:
Rebecca McKelvey Castañeda
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

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 of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Amanda M. Anderson 1205 Richmond Drive Nashville, Tennessee 37216	Same	061-08-0-010.00

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 Divorce Decree and Marital Dissolution Agreement in that certain case styled **Amanda M. Anderson v. Matthew D. Anderson, Civil Action No. 19D-1648, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Matthew Anderson
Affiant

Sworn to and subscribed before me, this the 20 day of November, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

AN128N:193295:1370344:1:NASHVILLE

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Amanda M. Anderson v. Matthew D. Anderson, Civil Action No. 19D-1648, Fourth Circuit Court of Davidson County, Tennessee**. Accordingly, **Matthew D. Anderson,** does hereby quitclaim unto the said **Amanda M. Anderson**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of McGaughey Heights, Section Two, as shown on plat of record in Plat Book 1835, page 58, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby mad for a more particular description.

Being the same property conveyed to Amanda M. Anderson from Alan Margulies and David A. Rapetti by Warranty Deed recorded on Instrument Number 201912030124516 on _____, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Alan Margulies, unmarried, and David A. Rapetti, unmarried, by Warranty Deed recorded on Instrument Number 20080311-0024517 on March 11, 2008, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as 1205 Richmond Drive, Nashville, Tennessee 37216.

Witness my hand this 20 **day of** November, 20 19.

Matthew D. Anderson

Matthew D. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, STEVEN T. MORRIS, **a Notary Public of said County and State, Matthew D. Anderson, 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 at NASHVILLE, **Tennessee, this** 20TH **day of** November, 20 19.

STEVEN T. MORRIS

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

My Commission Expires: 5-3-21

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022