Karen Johnson Davidson County
Batch# 329039 DEEDQC
12/13/2019 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191213-0128698

NEW OWNER:
Blake E. Aldridge
4000 New Hope Meadow Rd., Hermitage, TN 37076-4708
SEND TAX BILLS TO:
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Map-Parcel Numbers:
MAP 87
GROUP 20
PARCEL 6.00

THIS INSTRUMENT PREPARED BY:
T. Ryan Rumfelt, Attorney at Law
541 N. Mount Juliet Road, STE 2203B
Mount Juliet, Tennessee 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATON SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND T. RYAN RUMFELT, ATTORNEY, SHALL NOT BE RESPONSBILE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

19NTO1149

Pursuant to the agreement of the parties contemporaneously with the filing of the Complaint for Divorce and the forthcoming Final Decree of Divorce entered in the Circuit Court of Wilson County, Tennessee, and for other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, ANGELA ROSE ALDRIDGE, ("Grantor") has remised, released, transferred, and conveyed and by these presents does bargain, remise, release, transfer, and convey and forever quitclaim unto BLAKE EDWARD ALDRIDGE ("Grantee"), his heirs and assigns, forever, all of her right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee bound and described as follows, to-wit:

Land in Davidson County, being Lot No. 12, on the Plan of New Hope Meadows, Phase 1, of record in Plat Book 6900, Page 653 and as corrected in Plat Book 7664, Page 465, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Blake Edward Aldridge and Angela Rose Aldridge by Warranty Deed from Michel C. Gaffney, dated April 24, 2009, filed for record on April 29, 2009, in Document Number 20090429-0039021, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael C. Gaffney and wife, Gena R. Gaffney by deed from John E. Vincent and wife, Melissa R. Vincent dated May 29, 2001, filed for record on June 4, 2001 in Instrument Number 20010604-0057734, Register's Office for Davidson County, Tennessee.

This is improved property known as 4220 New Hope Meadow Rd. Hermitage, TN 37076.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties. As such, this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 25th day of November, 2019.

Angela Rose Aldridge
ANGELA ROSE ALDRIDGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally, appeared before me, the undersigned notary in and for the state and county listed above, ANGELA ROSE ALDRIDGE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and affirmed that she signed and executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Angela Rose Aldr
ANGELA ROSE ALDRIDGE

Sworn to and subscribed before me by the wife this 25th day of November 2019.

My commission expires: 7/6/2020

Patricia L Conner
Notary Public

PATRICIA L. CONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Sean Hubbleston do hereby make oath that I am a license attorney and/or 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 Tennessee

County of Davidson

Personally appeared before me Joe White, a notary public for this county and state, Sean Hubbleston 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: 5/15/2021

Notary's Seal (If on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON