Karen Johnson Davidson County
Batch# 336700 DEEDQC
12/31/2019 09:29:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191231-0134840

**THIS INSTRUMENT PREPARED BY:**

Jacob R. Nemer, Esq.
**LINDSEY + AMONETTE + NEMER, PLLC**
One American Center, Suite 860
3100 West End Avenue
Nashville, Tennessee 37203

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| David Randall Zimmerman<br>2716 Greenside Place<br>Nashville, TN 37206 | David Randall Zimmerman<br>2716 Greenside Place<br>Nashville, TN 37206 | 083-04-0A-004.00-CO |

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, this conveyance being an adjustment of property rights between divorcing parties, pursuant to TENN. CODE ANN. §67-4-409, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Kathleen Zimmerman** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **David Zimmerman** (hereinafter "Grantee"), any interest he has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF FIRST AMENDMENT GREENSIDE PARK, OF RECORD IN INSTRUMENT NUMBER 20120507-0039371, REVISING INSTRUMENT NUMBER 20120418-0033109, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DAVID ZIMMERMAN AND KATHLEEN ZIMMERMAN, HUSBAND AND WIFE, BY WARRANTY DEED FROM STEPHEN LEMAY AND LORI LEMAY, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20150904-0090580 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 2, 2015 AND RECORDED SEPTEMBER 4, 2015.

BEING THE SAME PROPERTY CONVEYED TO LORI LEMAY AND HUSBAND, STEPHEN LEMAY, BY WARRANTY DEED FROM WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20140319-0022631, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 14, 2014 AND RECORDED MARCH 19, 2014.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The consideration for this conveyance, per TENN. CODE ANN. § 67-4-409, is $0.00, as this QUITCLAIM DEED is an adjustment of property rights between divorcing parties pursuant to a FINAL DECREE OF DIVORCE.

**KATHLEEN ZIMMERMAN**

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**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**

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WITNESS my hand and seal this 17th day of December, 2019.

**KATHLEEN ZIMMERMAN**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathleen Zimmerman**, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 17th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 7-6-20

JACOB R. NEMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020