QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 340345 DEEDQC
01/08/2020 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200108-0002739

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Erik Spencer Wallace 1820 Shaylin Loop Antioch, TN 37013	Erik Spencer Wallace 1820 Shaylin Loop Antioch, TN 37013	173-05-A-014.00-CO

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after 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 the Final Decree of Divorce in that certain case styled Erik Spencer Clay Wallace v. Taylor Brianne Wallace, Davidson County Circuit Court, No. 19D-906, and the actual consideration given for the transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 3rd day of January, 2020.

Notary Public

My Commission Expires: 5/9/2023

JOELLYN A. KOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, Taylor Wallace, ("Grantor") and Erik Spencer Wallace ("Grantee") were married and recently obtained a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled Erik Spencer Clay Wallace v. Taylor Brianne Wallace, Davidson County Circuit Court, No. 19D-906; and

WHEREAS, Grantor is ordered to quitclaim all of her legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Final Decree of Divorce, Taylor Brianne Wallace, the Grantor, does hereby convey, remise, release and forever quitclaim unto Erik Spencer Wallace, the Grantee, his heirs and assigns, all of her legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

> Land in Davidson County, Tennessee, being Unit No. 41, together with the appurtenant interest in the common elements of Barnes Crossing, Phase One, a horizontal property regime, as established by Master Deed, of record in Instrument No. 20050721-0084791; re-recorded in Instrument No. 20050805-0092480; as amended in Instrument No. 20051114-0136938; and Instrument No. 20071227-0147998, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as "Exhibit A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Erik Spencer Wallace and Taylor Wallace, as husband and wife, by Warranty Deed from Greg Brown, an unmarried man, of record at Instrument No. 20170817-0084652, Register's Office for Davidson County, Tennessee.
>
> Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1820 Shaylin Loop, Antioch, TN 37013.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 3 day of January, 2020.

TAYLOR WALLACE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

TAYLOR WALLACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of January, 2020.

JOELLYN A. KOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 5/9/2023

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne