Karen Johnson Davidson County
Batch# 364231 DEEDQC
02/27/2020 09:54:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200227-0021819

QUITCLAIM DEED

FROM: Patrick H. Copeland

TO: Amanda McClanahan

This instrument was prepared by:
MTR Family Law, PLLC
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Amanda McClanahan
705 Wilsonwood Place
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Amanda McClanahan
705 Wilsonwood Place
Nashville, Tennessee 37206

MAP-PARCEL NO.
08307016600

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 Marital Dissolution Agreement in that certain case styled PATRICK HART COPELAND v. AMANDA DENISE McCLANAHAN, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 19D24 and that there was no consideration given for the transfer.

AMANDA McCLANAHAN, Grantee

Sworn to and subscribed before me, this the 26 day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 11/8/2021

PATRICK McMANUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/8/2021

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Fourth Circuit Court for Davidson County, Tennessee, **PATRICK H. COPELAND,** has bargained and sold, and by these presents does hereby destroy the tenancy by the entirety that now exists between him and his wife, **AMANDA McCLANAHAN**, and hereby quitclaims unto the said **AMANDA McCLANAHAN**, her heirs, successors and assigns, all of his right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 26 erroneously referenced as Lot No. 28 on the Map of Rolling Acres No. Two Section Two, a plat of which is of record in Plat Book 1424, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a further description of said property.

Being the same property conveyed to Amanda McClanahan by Warranty Deed from Jim Sheorn and wife, Melissa Sheorn, of record as Instrument No. 20060105-0001389, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda McClanahan and husband, Patrick H. Copeland, as tenant by the entireties, by Quitclaim Deed from Amanda McClanahan, recorded September 3, 2008, as evidenced by Instrument No. 20080903-0090338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as 705 Wilsonwood Place, Nashville, Tennessee 37206.

WITNESS my hand, this 25th day of February, 2020.

Patrick H Copeland

PATRICK H. COPELAND, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, the within named Patrick H. Copeland, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Patrick H. Copeland, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), Tennessee (State), on this the 25th day of February, 2020.

Kathy A. Culligan

Notary Public

My Commission Expires: 3/7/2023

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.