Karen Johnson Davidson County
Batch# 364752 DEEDQC
02/27/2020 04:04:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200227-0022142

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:
Jason C. Humphreys 7405 River Park Drive Nashville, TN 37221	Jason C. Humphreys 7405 River Park Drive Nashville, TN 37221	155-03-0B-024.00 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, **Erin R. Humphreys** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Jason C. Humphreys** (hereinafter "Grantee"), any interest she 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. 24 ON THE PLAN OF RIVER PARK ESTATES OF RECORD IN PLAT BOOK 6250, PAGES 658 AND 659, AS AMENDED IN BOOK 6785, PAGE 427 AND IN BOOK 6830, PAGE 806, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED UNTO JASON C. HUMPHREYS AND ERIN R. HUMPHREYS, HUSBAND AND WIFE, FROM GREGORY GREENE AND WIFE, KIMBERLY L. GREENE, BY WARRANTY DEED DATED MAY 26, 2009, OF RECORD AS INSTRUMENT NO. 20090528-0048996, RECORDED MAY 28, 2009, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GREGORY GREENE AND WIFE, KIMBERLY L. GREENE, FROM MARK H. RUBENSTEIN AND WIFE, LAURA REUTZ RUBENSTEIN BY DEED DATED JANUARY 30, 2004 OF RECORD AS INSTRUMENT NO. 20040202-0012426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS AS SET FORTH IN THE PLAN OF RECORD IN BOOK 6250, PAGES 658 AND 659, AS AMENDED IN BOOK 6785, PAGE 427 AND BOOK 6830, PAGE 806, RESTRICTIVE COVENANTS OF RECORD IN BOOK

6672, PAGE 600 AND BOOK 7155, PAGE 844, AND CHARTER OF RECORD IN BOOK 7216, PAGE 833, AND ANY AND ALL OTHER EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY AFFECT SAID PROPERTY IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 7405 RIVER PARK DRIVE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

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.

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.

Erin Humphreys

ERIN R. HUMPHREYS

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.

WITNESS my hand and seal this 20 day of February, 2020.

Erin Humphreys

ERIN R. HUMPHREYS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal this 20th day of February, 2020.

Octavia Carter
NOTARY PUBLIC

My Commission Expires: November 8, 2022

OCTAVIA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. Nov. 8, 2022