Karen Johnson Davidson County
Batch# 365606 DEEDQC
03/02/2020 10:18:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200302-0022927

QUITCLAIM DEED

FROM: James Hockaday

TO: Sarah Elizabeth Hockaday, being one and the same as Sarah Hockaday

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

ADDRESS NEW OWNER:
Sarah Elizabeth Hockaday
4533 Carlton Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Sarah Elizabeth Hockaday
4533 Carlton Drive
Nashville, Tennessee 37215

MAP-PARCEL NO.
Map 130-16-0-031.00

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 SARAH ELIZABETH HOCKADAY v. JAMES JUSTIN HOCKADAY, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 19D-1426 and that there was no consideration given for the transfer.

LESLIE M. MANNING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Sarah Elizabeth Hockaday
SARAH ELIZABETH HOCKADAY, Grantee

Sworn to and subscribed before me, this the 25th day of February, 2020.

Leslie M. Manning
NOTARY PUBLIC

My Commission Expires: 7.8.2023

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, **JAMES HOCKADAY,** has bargained and sold, and by these presents does quitclaim unto the said **SARAH ELIZABETH HOCKADAY,** being one and the same as **SARAH HOCKADAY,** 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.13, on the Plan of Cherry Acres Subdivision, of record in Plat Book 2083, Page 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Hockaday and wife, Sarah Hockaday, by Warranty Deed, from Mary Gates Tygret, an unmarried woman, dated February 9, 2017 and recorded February 10, 2017, as evidenced by Instrument No. 20170210-0013929, 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 4533 Carlton Drive, Nashville, Tennessee 37215.

WITNESS my hand, this 27th day of February, 2020.

JAMES HOCKADAY, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

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

Witness my hand and official seal at Nashville (City), TN (State), on this the 27th day of February, 2020.

Karen B. Heavener
Notary Public

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/3/23

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.