Karen Johnson Davidson County
Batch# 368947 DEEDQC
03/06/2020 02:45:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200306-0025638

THIS INSTRUMENT WAS PREPARED BY:
Martin Sir & Associates
424 Church Street, Suite 2250
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(E) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Sent Tax Bills to:	Map-Parcel
Wade Choate Punch 205 Cedarcreek Place Nashville, Tennessee 37211	Wade Choate Punch 205 Cedarcreek Place Nashville, Tennessee 37211	162 13 0 065.00

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409 (a) (3) (E) and is executed in accordance with the terms and conditions in the Marital Dissolution Agreement executed in that certain case styled Wade Choate Punch v. Myla Jelliffe Punch, Docket No. 10D-482, in the 8th Circuit Court for Davidson County, Tennessee and incorporated therein in the Final Decree of Divorce entered in the cause on October 12, 2010.

Accordingly, Myla Jelliffe (Punch) ("Grantor") does hereby quitclaim unto Wade Choate Punch ("Grantee"), his successors, heirs and assigns, all of her right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more commonly known as 205 Cedarcreek Place, Nashville, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Cedarwood Estates, Section 2, of record in Book 4860, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wade C. Punch and wife, Myla J. Punch, by deed from K. Mark Midgett and wife, Wendy C. Midgett, recorded on September 23, 1987, in Book 7359, Pages 812-814, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Subject to restrictions of record in Book 4963, Page 42, and all matters shown on the Plan of Record.

The address of the herein property is believed to be 205 Cedarceek Place, Nashville, Tennessee 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARTIN SIR & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 2 day of March 2020.

Myla Jelliffe Punch
MYLA JELLIFFE (PUNCH)

STATE OF New York)
COUNTY OF Saratoga)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Myla Jelliffe (Punch), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of March, 2020.

LISA ANN McCOY
Notary Public, State of New York
Qualified in Saratoga County
Reg. No. 01MC6157956
Commission Expires Dec. 11, 20 22

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly shown according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled Wade Choate Punch V. Myla Jelliffe (Punch), Docket No. 10D-482, in the Eighth Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

KALEIGH ROSE THACKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

Wade Choate Punch
Affiant/WADE CHOATE PUNCH

Sworn to and subscribed before me, this 10th day of March, 2020.

Kaleigh R Thacker

My Commission Expires: 09-07-2021