THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS:
Margaret Debney Ledyard
8229 Londonberry Road
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 379626 DEEDQC
03/31/2020 09:31:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200331-0034267

MAP: 141150D
PARCEL: 213.00

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd, Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration and pursuant to Final Decree of Divorce, in the Third Circuit Court for Davidson County, Tennessee, Docket No. 18D1813 and for the express purpose of making a re-conveyance to correct and establish proper vesting, we, Ian Hopkirk and Margaret Dabney Ledyard fka Dabney Hopkirk, (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 213 on the Plan of "Sheffield" on the Harpeth, Phase III-B, a Planned Unit Development, as of record in Book 7900, Page 443, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ian Hopkirk and wife, Dabney Hopkirk by Warranty Deed dated 09/20/2004 from Michael A. Rowe and wife, Susan F. Rowe of record in Instrument Number 20041008-0121905, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 8229 Londonberry Road, Nashville, TN 37221.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Margaret Dabney Ledyard, an unmarried woman, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 24th day of March, 2020.

Ian Hopkirk

Margaret Dabney Ledyard
(fka Dabney Hopkirk)

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Ian Hopkirk and Margaret Dabney Ledyard, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 24th day of March, 2020.

Karen B. Heavener
Notary Public

My Commission Expires: 7/3/23

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 24th day of March, 2020.

Karen B. Heavener
Notary Public

My Commission Expires: 7/3/23

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 24th day of March, 2020.

Karen B. Heavener
Notary Public

My Commission Expires: 7/3/23

Karen B. Heavener State of Tennessee Notary Public Davidson County