This instrument was prepared by:
Ryan A. Claxton
Cordell & Cordell, P.C.
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Nashville, TN 37219
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Karen Johnson Davidson County
Batch# 401608 DEEDQC
05/18/2020 10:25:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200518-0051174

**********

Address new owner:
Vance C. Prugar
4524 South Trace Blvd.
Old Hickory, TN 37138

Send tax bills to:
Vance C. Prugar
4524 South Trace Blvd
Old Hickory, TN 37138

Map & Parcel Numbers
Map 063-12/
Parcel 018.00

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, VANESSA PRUGAR, for in consideration of the Marital Dissolution Agreement between the parties, do hereby convey, remise, release and forever quitclaim unto VANCE C. PRUGAR, his heirs and assignees, my entire right, title and interest in and to the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Southfork, Section Two, of record in Book 6250, Page 385, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vance Prugar and wife, Vanessa Prugar, by warranty deed from Barney Woodard and wife, Debra Woodard, recorded October 1, 2007, of record in Instrument No. 20071001-0116388, Register's Office for Davidson County.

Being the same property conveyed to Barney Woodard and wife, Debra Woodard by deed from John R. Wood and wife, Janice Wood, dated June 30, 2003, recorded August 4, 2003, of record in Instrument No. 20030804-0109737, Register's Office for Davidson County

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4524 South Trace Blvd, Old Hickory TN, 37138

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

WITNESS my hand this 4th day of March, 2020.

VANESSA PRUGAR

STATE OF TENNESSEE )
COUNTY OF Davidson )

MICHELE BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VANESSA PRUGAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes contained therein, by signing her name.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville Tennessee, this the 4th day of March, 2020.

Michele Bates
Notary Public
My commission expires: 11/8/2022