Return To:
Fidelity National Title Company
10200 SW Greenburg Road #110
Portland, OR 97223

Karen Johnson Davidson County
Batch# 427082 DEEDQC
06/26/2020 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200626-0069367

Order Number:
45142014823 -10

# QUITCLAIM DEED

**THIS DEED OF CONVEYANCE** made and entered into on this 16th day of June, 2020, by and between ~~DAPHNEY~~ Daphne **DAVIDSON, a single person**, and **ERIC M. HOUCK, a single person,** hereinafter known and referred to as **GRANTOR**, and ERIC M. HOUCK, a single person, whose tax mailing address is 1537 Brockton Lane, Nashville, TN 37221, hereinafter known and referred to as **GRANTEE;**

**W I T N E S S E T H :**

For and in consideration of the sum of **Ten and No/100 Dollars ($10.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 550 ON THE PLAN OF AVONDALE PARK, PHASE 3, SECTION 2, OF RECORD IN INSTRUMENT NO. 20151007-0102442. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same parcel conveyed to ERIC M. HOUCK, a married man, from MATTHEW G. CARSON and JENNIFER L. CARSON, by virtue of a Deed dated May 10, 2019, recorded May 13, 2019, as Instrument No. 201905130044579 County of Davidson, State of Tennessee.

Assessor's Parcel No: 141 05 0A 550.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(E), as same is pursuant to that divorce decree entered in Davidson County Civil Action No. 19D83, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**IN TESTIMONY WHEREOF,** witness the hand of the Grantor herein, all on this the day and year first above written.

**~~DAPHNEY~~ DAVIDSON**
Daphne

STATE OF TN )
)
Davidson COUNTY )

The undersigned, a Notary, does certify that on this 16th day of June, 2020, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **~~DAPHNEY~~ DAVIDSON**.

Daphne DS

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/09/2020

**IN TESTIMONY WHEREOF,** witness the hand of the Grantor herein, all on this the day and year first above written.

**ERIC M. HOUCK**

STATE OF Tennessee )
)
Davidson COUNTY )

The undersigned, a Notary, does certify that on this 22 day of June, 20 20, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **ERIC M. HOUCK.**

Notary Public
My Commission Expires: 8-29-2023

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Eric M. Houck
1537 Brockton Lane
Nashville, TN 37221

Property Owner and Address:
Eric M. Houck
1537 Brockton Lane
Nashville, TN 37221

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 37402

# True Copy Certification

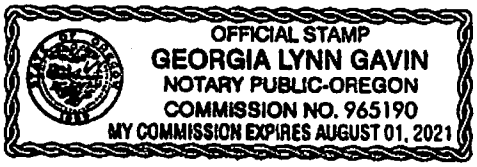
I, Deb Croucher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Oregon

County of Washington

Personally appeared before me, Georgia Lynn Gavin, a notary public for this county and state Oregonwho acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary's Signature

My Commission Expires: 8/1/21

Notary' Seal (if on paper)