Karen Johnson Davidson County
Batch# 427224 DEEDQC
06/26/2020 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200626-0069568

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$480,000.00~~ No tax paid pursuant to TCA § 67-4-409(3)(E). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF June, 2020 Susan R. Lane Notary Public MY COMMISSION EXPIRES: 5-31-2023 (AFFIX SEAL)

SUSAN R. LANE
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
COLLINS LEGAL, PLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grover Christopher Collins	Grover Christopher Collins	072 07 0 391.00
(NAME) 1227 McGavock Pike, Nashville, TN 37216	(NAME) 1227 McGavock Pike, Nashville, TN 37216	
(ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this **June 26, 2020** by and between **Katherine Mackenzie Carter, formerly Katherine Mackenzie Carter Collins**, (hereinafter referred to as "**First Party**") and **Grover Christopher Collins**, (hereinafter referred to as "**Second Party**");

WITNESSETH:

THAT, for and in consideration of the terms and provisions contained in that certain Marital Dissolution Agreement Decree entered in the Third Circuit Court for Davidson County, Tennessee , styled: KATHERINE MACKENZIE CARTER COLLINS v. GROVER CHRISTOPHER COLLINS, Case No. 19D-1812; FIRST PARTY has conveyed, transferred, remised, set-over and QUIT-CLAIMED unto SECOND PARTY, her heirs and assigns forever, the following described property located in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat Re-Subdivision of a portion of Lots No. 46 & 77 on the Map of Kenmore Place, as of record in Book 332, Page 32, and Lots No. 76 & 47 of the Map of Kenmore Place, as of record in Book 332, Page 33, Northerly margin of McGavock Pike and the Southern Margin of Kenmore Place of record in Plat at Instrument No. 20151029-0110213, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grover Collins and Katherine Collins, husband and wife, by Warranty Deed from Woodland Street Partners, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20160706-0069258, in the Register's Office of Davidson County, Tennessee, dated June 30, 2016 and recorded on July 6, 2016.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto SECOND PARTY, his or her heirs and assigns forever.

PROVIDED, HOWEVER, exception is hereby taken to current taxes, easements and restrictions of record affecting said property.

There is no transfer tax due on this transfer pursuant to T.C.A. §67-4-409(3)(E).

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

FIRST PARTY:

Katherine Mackenzie Carter

STATE OF TENNESSEE)
COUNTY OF Tennessee)

Before me, a Notary Public, of the State and County aforesaid, personally appeared, **Katherine Mackenzie Carter** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the the within named bargainor, and that she as such First Party, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 26th day of June, **2020**

Susan R. Lane
NOTARY PUBLIC

My Commission expires: 5-31-2023

SUSAN R. LANE
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Grover Collins, 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 Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MARCH 7, 2023
Notary's Seal (if on paper)

