Karen Johnson Davidson County
Batch# 449730 DEEDQC
08/04/2020 03:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200804-0086437

QUITCLAIM DEED

FROM: JAMES GIL FUQUA

TO: KAREN JEAN MARTIN

This instrument Was Prepared by:
Brenton H. Lankford
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

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

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
9009 Tarrington Lane Franklin, TN 37069	SAME	09306205100

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Karen Jean Martin Fuqua v. James Gil Fuqua, Civil Action No. 19D-1093, Third Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 28th day of July, 2020.

STEPHANIE MCCARTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires DEC. 7, 2020

Notary Public

My Commission Expires: 12-7-20

FU106N:192023:1414006:1

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 of the Marital Dissolution Agreement executed in that certain case styled **Karen Jean Martin Fuqua v. James Gil Fuqua, Civil Action No. 19D-1093, Third Circuit Court of Davidson County, Tennessee**. Accordingly, **James. Gil Fuqua, Jr.*** does hereby quitclaim unto the said **Karen Jean Martin**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 30 on the Plan of the Original Town of Nashville, not of record, and described as follows:

Being on the westerly margin of 2nd Avenue No., formerly Market Street, as widened, at a point 187 feet more or less north of the northerly margin of Broadway, formerly Broad Street, said point being 15 ft. more or less west of the northeast corner of the property conveyed to Allen Dobson by deed from City Realty Co., Inc. as of record in Book 967, page 557, Register's Office; thence with said Dobson's northerly line, westwardly 35 ft. more or less to the easterly margin of an alley; thence with said alley northwardly 33 ft. to the southwest corner of the Grizzard Lot; thence with the southerly line of the same; eastwardly 85 ft. more or less to the westerly margin of 2nd Ave., N., as widened, thence with said Avenue, northwardly 33 ft. to the beginning.

Being the same property conveyed to J. Gil Fuqua, Jr. by deed from Jerry R. Hubbard, of record in Book 7368, page 720, in the Register's Office for said County.

The above description is the same as in the previous deed of record.

This is improved property known as 117-119 Second Avenue North, Nashville, TN 37201.

Witness my hand this 28th day of July, 2020.

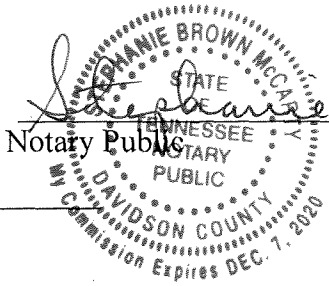
James Gil Fuqua

*J. Gil Fuqua, Jr., J. Gil Fuqua, James Gil Fuqua Jr and James Gil Fuqua are one and the same person.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephanie McCarty, a Notary Public of said County and State, James Gil Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2020.



Notary Public

My Commission Expires: 12-7-20

Certificate of Authenticity

I, Denise Laumeyer, do hereby make oath that I am 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

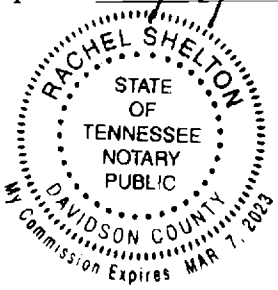
State of Tennessee)
)
County of Davidson)

Personally appeared before me, Rachel Shelton, a notary public for this county and state, Denise Laumeyer 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: 3/7/2023

Notary's Seal



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