Karen Johnson Davidson County
Batch# 452269 DEEDQC
08/07/2020 08:26:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200807-0087889

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Heidi Dennis 221 Old Tusculum Road Antioch, TN 37013	Heidi Dennis 221 Old Tusculum Road Antioch, TN 37013	162 06 0 039.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after 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 the Marital Dissolution Agreement in that certain case styled Heidi Dennis v. Thomas Dennis, Davidson County Fourth Circuit Court, No. 19D-360, and the actual consideration given for the transfer is $0.00.

Heidi Dennis
Affiant

SUBSCRIBED AND SWORN TO before me this 4th day of July, 2020.

Notary Public

My Commission Expires: 9-7-21

LISA PETTIBONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEREAS, Thomas Dennis ("Grantor") and Heidi Dennis ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Heidi Dennis v. Thomas Dennis, Davidson County Fourth Circuit Court, No. 19D-360; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Thomas Dennis, the Grantor, does hereby convey, remise, release and forever quitclaim unto Heidi Dennis, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Section One (1), Fair Oaks, as of record in Book 4175, Pages 42-43, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed to Heidi L. Schwab NKA Heidi L. Dennis and Husband, Thomas Dennis, of record at Instrument No. 20060620-0073331, Register's Office of Davidson County, Tennessee.

This is improved property known as 221 Old Tusculum Road, Antioch, Tennessee 37013.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 14th day of July, 2020.

THOMAS DENNIS

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

THOMAS DENNIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2020.

LISA PETTIBONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: [illegible]