THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Ste. 500
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 460414 DEEDQC
08/20/2020 08:18:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200820-0093753

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
MICHAEL J. FARRELL 4113 Longfellow Drive Nashville, TN 37214	Same	62-2-B-171 CO

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **SARAH J. FARRELL, unmarried,** by these presents does hereby quitclaim and convey unto **MICHAEL J. FARRELL, unmarried,** and his successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Abbington Park, Phase One, Section Four, of record in Instrument No. 20050110-0003256, as amended in Instrument No. 20061005-0123983, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael J. Farrell and Sarah J. Farrell, husband and wife, by deed dated December 2, 2011, from Benjamin Cooper and wife, Julie Cooper of record in Instrument No. 20111206-0094963, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2020 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20050110-0003256 said Register's Office; (c) restrictive covenants of record in Instrument No. 20030213-0020075 and Instrument No. 20050201-00211849 said Register's Office; and (d) Bylaws of record in Instrument No. 20030303-0027406, said Register's Office.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

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 Court Order in a divorce action styled, **MICHAEL FARRELL v. SARAH FARRELL, Civil Action No. 20D607, Third Circuit Court for Davidson County, Tennessee**, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this the 18 day of August, 2020.

Notary Public
My Commission Expires: 4/17/23

Witness my hand this 18 day of August, 2020, the bargaining party, having caused my name to be signed hereto on said day and date.

SARAH J. FARRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, SARAH J. FARRELL, a Notary Public in and for said County and State, **SARAH J. FARRELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee this the 18 day of AUGUST, 2020.

NOTARY PUBLIC

My Commission Expires: 4/17/23