Karen Johnson Davidson County
Batch# 475095 DEEDQC
09/14/2020 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200914-0104426

3064

PREPARED BY:
M. ROBB THOMPSON, ATTORNEY
222 Second Avenue North
Washington Square, Suite 210
Nashville, TN 37201

FROM: LEE MICHAEL EARPS

TO: ERICA LYNN EARPS

Send Tax Statements To:

ERICA LYNN EARPS
7874 Highway 100
Nashville, TN 37221

Map and Parcel No:
156-71.00

QUITCLAIM DEED

Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee. I, **Lee Michael Earps,** hereby transfer and by these presents do remise, release and quitclaim unto, **Erica Lynn Earps**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 7874 Highway 100, Nashville, Tennessee.

Being Lot No. 14 on the Plan of Harpeth Heights, Second Revision, Third Addition, not of record, and described according to an unrecorded survey made by Hal. R. Swann, Jr., Surveyor, dated July 2, 1964, as follows:

Beginning at a point in the northwesterly margin of Highway No. 100 at the southwest corner of the Tract No. 3 conveyed to Alvin W. Terrell and Son, Inc. by deed from E. U. Bunchl and wife, of record in Book 3762, Page 123, Register's Office for Davidson County, Tennessee; thence with the southwest line of said tract northwesterly 690.4 feet to the northwest corner of said tract in the Big Harpeth River; thence southwesterly 150 feet to a point; thence southeasterly 690.2 feet to a point on the northwest margin of Highway 100; thence with the margin of the same northeasterly 160.00 feet to the point of beginning.

Being the same property conveyed to Harold Gail Johnson, Jr. and wife,

Marijana Johnson by Quitclaim Deed from Harold G. Johnson, dated August 26, 2014, recorded September 4, 2014, of record in Instrument No. 20140904-0080864, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Harold G. Johnson, individually by Quitclaim Deed from Hardwoods of Nashville Contract and Supply, LLC, dated January 15, 2013, recorded January 16, 2013, of record in Instrument No. 20130116-0005137, said Register's Office.

Being the same property conveyed to Lee M. Earps and Erica Earps, husband and wife by Warranty Deed from Marijana Lucic, a single woman and Harold Gail Johnson, Jr., a single man recorded February 6, 2018, of record in Instrument No. 20180206-00122070, Register's Office for Davidson County, Tennessee.

WITNESS my hand this, the 28 day of May, 2020.

LEE MICHAEL EARPS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **LEE MICHAEL EARPS**, the bargainor, with whom I am personally acquainted (or who identified himself 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 seal, at the office, this the 28th day of May, 2020.

Andrea Baker
NOTARY PUBLIC

My Commission Expires: 1/3/2022

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(A).

ANDREA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Signature

My Commission Expires: January 10, 2023