NEW OWNER:
Karen Musil
1308 A Maxey Lane
Nashville, TN 37216

SEND TAX BILLS TO:
Karen Musil
1308 A Maxey Lane
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 475420 DEEDQC
09/15/2020 08:35:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200915-0104830

MAP/GROUP/PARCEL
07207022600

THIS INSTRUMENT PREPARED BY:
T. Ryan Rumfelt, Attorney at Law
541 N. Mount Juliet Road, Ste 2203A
Mount Juliet, Tennessee 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATON SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND T. RYAN RUMFELT, ATTORNEY, SHALL NOT BE RESPONSBILE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties and for other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **WILLIAM MUSIL**, ("Grantor") has remised, released, transferred, and conveyed and by these presents does bargain, remise, release, transfer, and convey and forever quitclaim unto **KAREN MUSIL** ("Grantee"), her heirs and assigns, forever, all of his right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee bound and described as follows, to-wit:

Being land in Davidson County, Tennessee, and being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1308 Maxey Lane, A Horizontal Property Regime with Private Elements, recorded as Instrument No. 20170215-0015829 in the Register's Office for Davidson County, Tennessee, with plat of same attached to said Declaration as Exhibit "B", to which reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to William Musil and Karen Musil, husband and wife, from BLKM Investments, by Warranty Deed dated June 16, 2017 and recorded June 19, 2017, as Instrument No. 20170619-0061135 in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to BLKM Investments, LLC by Warranty Deed from RenovateTN, LLC and David Cavillin, of record as

Instrument No. 20170207-0012996, in the Register's Office for Davidson County, Tennessee.

WHEREAS, the street address for Unit B of the Homes at 1308 Maxey Lane is shown as 1308 A Maxey Lane, Nashville, TN 37126 on the records of the Nashville Planning Commission.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties. As such, this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 01 day of September, 2020.

WILLIAM MUSIL

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned notary in and for the state and county listed above, WILLIAM MUSIL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and affirmed that he signed and executed the foregoing QUITCLAIM DEED for the purposes therein contained

.

Sworn to and subscribed before me this 15 day of September 2020.

ROCHELLE MEEK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 11-19-2022

My commission expires: _____

Rochelle Meek
Notary Public