Karen Johnson Davidson County
Batch# 476438 DEEDQC
09/16/2020 09:59:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200916-0105642

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:
Gina Burroughs 2411 Lloyd Avenue Nashville, TN 37218	Gina Burroughs 2411 Lloyd Avenue Nashville, TN 37218	Map 70-5, parcel 4

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 Gina Burroughs v. Larry Joe Burroughs, Davidson County Fourth Circuit Court, No. 20D-894, and the actual consideration given for the transfer is $0.00.

Gina Burroughs
Affiant

JOELLYN A. KOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO before me this 2nd day of September, 2020.

Joellyn A. Kott
Notary Public

My Commission Expires: 5/9/2023

WHEREAS, Larry Joe Burroughs ("Grantor") and Gina Burroughs ("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 Gina Burroughs v. Larry Joe Burroughs, Davidson County Fourth Circuit Court, No. 20D-894; 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, Larry Joe Burroughs, the Grantor, does hereby convey, remise, release and forever quitclaim unto Gina Burroughs, 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:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 17 of H.E. Simpkins Division of L.G. Curtis Lands, as of record in Book 547, page 39, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of property conveyed to John Banhart and wife, by deed from T.C. Forsythe and wife, as of record in Book 1633, page 188, said Register's Office. Thence, westerly along the northerly line of Lot No. 17, 270 feet, more or less, to the northwest corner of Lot No. 17; thence, southwesterly along the westerly line of Lot No. 16, 60 feet to a point; thence, eastwardly, 270 feet, more or less, to John Banhart's southwest corner; thence northwardly, with John Banhart's westerly line, 63 feet to the beginning.

Being the same property conveyed to Joe Burroughs and wife, Gina Burroughs, by Quitclaim Deed of record at Instrument No. 20120807-0070036, Register's Office for Davidson County, Tennessee.

This is property known as 2407-B Lloyd Avenue, Nashville, TN 37218.

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 2 day of Sept, 2020.

Larry J. Burroughs
LARRY JOE BURROUGHS

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

LARRY JOE BURROUGHS, 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 2nd day of September, 2020.

Joellyn A. Kott
Notary Public

JOELLYN A. KOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5/9/2023