THIS INSTRUMENT PREPARED BY: **KRISTEN B. AMONETTE** **LINDSEY AMONETTE NEMER + GLASSFORD, PLLC** **ONE AMERICAN CENTER** **3100 WEST END AVENUE, SUITE 250** **NASHVILLE, TENNESSEE 37203** **(615) 313-3991** **(615) 313-3968 (FACSIMILE)**	**STATE OF**) Tennessee) **COUNTY OF** Williamson **The actual consideration for this transfer pursuant to Tennessee Code Annotated § 67-4-409 is $0.00 as it is part of an adjustment of property rights between divorcing parties as part of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 19D731.** **Affiant / Thomas L. Wynn, Jr.** **Subscribed and sworn to before me on this 10th day of July, 2020.** **Notary Public** **My Commission Expires:** Jan 28, 2028

Karen Johnson Davidson County
Batch# 485100 DEEDQC
09/29/2020 10:55:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200929-0111937

ANNE CLINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/28/2028

QUITCLAIM DEED

ADDRESS OF NEW OWNER: SEND TAX BILLS TO: MAP PARCEL NO.

Amy Elizabeth Irvin SAME 091-02-1G-002.00-CO
6105A New York Avenue
Nashville, Tennessee 37209

FOR AND IN CONSIDERATION of the sum of no dollars and no cents and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Thomas L. Wynn, Jr. (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto Amy Elizabeth Irvin, also known as Amy E. Wynn, (hereinafter "Grantee") any interest he has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B and Common Area, 6105 King Townhomes, as shown in the Declaration Establishing a Horizontal Property Regime for 6105 King Townhomes of record in Instrument Number 20150803-0076749, as amended in Instrument No. 201508084-0077352, in the Register's

Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Garafola Properties, LLC by Warranty deed from Lisa Michelle King, unmarried of record in Instrument No. 20150923-0096483 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 23, 2015.

Being the same property conveyed to Thomas L. Wynn, Jr. and wife, Amy E. Wynn, by Warranty Deed from Garafola Properties, LLC of record at instrument number 20160603-0056055 Register of Deeds Office for Davidson County, Tennessee dated June 1, 2016.

This conveyance is subject to:

- All matters shown on Plan of record in Plat Book 161, Page 75;
- Covenants, Conditions and Restrictions of record in Instrument No. 201508083-0076749, as amended in Instrument No. 20150804-0077352;
- Charter of record in Instrument No. 20150901-0088952;
- Easement of record in Book 4655, Page 11;
- Charter of Cherokee Park Neighborhood Associates of record in Instrument No. 20000531-0054011, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **6105A New York Avenue, Nashville, Tennessee 37209.**

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR 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. THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER, OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this the 10th day of July, 2020.

THOMAS L. WYNN, JR.

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas L. Wynn, Jr., the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, ~~at office~~, this 10th day of July, 2020.

My Commission Expires: 1/28/2028

NOTARY PUBLIC

ANNE CLINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/28/2028