This instrument was prepared by:
Jacqueline B. Dixon
Weatherly, McNally & Dixon, PLC
424 Church Street
Suite 2260 Fifth Third Center
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 486712 DEEDQC
09/30/2020 12:27:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200930-0112741

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Felipe Pena 3140 Bridgepoint Drive Nashville, TN 37207	Same	059-040A-228.00CO

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

JEANINNE MARIE IRWIN f/k/a JEANINNE PENA

SWORN TO AND SUBSCRIBED before me this 18 day of September 2020.

DOUGLAS R. SIPES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: Douglas R. Sipes Commission Expires 03-08-2021

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on May 5, 2020, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Jeaninne Marie Pena v. Felipe Avery Owen Pena*, Docket Number 19D2125, Jeaninne Marie Irwin f/k/a Jeaninne Pena, has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Felipe Pena, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee being Lot 171 on the Final Plat of Phase 4,5,6 of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed by Quitclaim Deed from Angela Lapietra, Alexa Valentine, and Felipe Pena to Felipe Pena and Jeaninne Pena, husband and wife, dated June 7, 2018, and recorded June 8, 2018.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as: 3140 Bridgepoint Drive, Nashville, Tennessee 37207.

JEANINNE MARIE IRWIN f/k/a JEANINNE PENA

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Douglas R Sipes, a Notary Public in and for said County and State, the within named JEANINNE MARIE IRWIN f/k/a JEANINNE PENA, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of September, 2020.

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: Douglas R. Sipes Commission Expires 03-08-2021

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.