Karen Johnson Davidson County
Batch# 488503 DEEDQC
10/02/2020 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201002-0114230

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:
Kaul M. Bluestone 2012 Pontotoc Avenue Nashville, TN 37206	same as owner	Map 83 Parcel 89

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 Kaul M. Bluestone v. Frederick W. Bluestone, Davidson County Circuit Court, No. 19D-1610, and the actual consideration given for the transfer is $0.00.

Kaul M. Bluestone
Affiant- Kaul M. Bluestone

SUBSCRIBED AND SWORN TO before me this 26 day of June, 2020.

Rachel Upshaw
Notary Public

RACHEL S. UPSHAW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 12/7/2020

WHEREAS, Frederick W. Bluestone, ("Grantor") and Kaul M. Bluestone ("Grantee") are divorcing; 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 Kaul M. Bluestone v. Frederick W. Bluestone, Davidson County Circuit Court, No. 19D-1610; and

WHEREAS, Grantor is 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, Frederick W. Bluestone, the Grantor, does hereby convey, remise, release and forever quitclaim unto Kaul M. Bluestone, the Grantee, her heirs and assigns, all of Grantor's 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 Lot No. 21 on the plan of Pontotoc Subdivision, of record in Book 547, page 113, Register's Office for said County.

Said Lot No. 21 fronts 60 feet on the southerly margin of Pontotoc Avenue and extends back between parallel lines 157 feet to a dead line.

Being the same property conveyed to Kaul M. Bluestone and husband, Frederick W. Bluestone for the purpose of creating a tenancy by the entireties, by Quitclaim Deed of record at Instrument No. 20020506-0055331, Register's Office for Davidson County, Tennessee.

This is improved property known as 2102 Pontotoc Avenue, Nashville, TN 37206.

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 2nd day of July, 2020.

Frederick W. Bluestone

FREDERICK W. BLUESTONE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

FREDERICK W. BLUESTONE, 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 July, 2020.

M. Katherine Everette

Notary Public

My commission expires: 4/13/2021

M. KATHERINE EVERETTE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
MY COMMISSION EXPIRES APRIL 13, 2021

True Copy Certification

I, Leslie Polanco, 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.

Leslie Polanco

Signature

State of Rhode Island

County of Newport

Personally appeared before me, [Daniel Gomes], a notary public for this county and state, [Leslie Polanco] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-18-2023

Notary' Seal (if on paper)

