Prepared by:
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Karen Johnson Davidson County
Batch# 492907 DEEDQC
10/09/2020 10:43:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201009-0117602

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $NONE.

JSDuBose
AFFIANT

Subscribed and sworn to before me, this the 09th day of October, 2020.

NOTARY PUBLIC
My commission expires:
07/03/2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jane Smith Dubose 1309 Forrest Oaks Court North Nashville, TN 37221	Same	Map/Parcel 155 08 0C/133.00

QUITCLAIM DEED

WHEREAS, **Phillip A. Dubose,** ("Grantor") and **Jane S. Dubose,** ("Grantee") were married as husband and wife and they acquired by prior deed a certain tract of land in Davidson County, Tennessee described herein below:

> Land in Davidson County, Tennessee, being Lot NO. 133 of Poplar Creek Estates Subdivision, Phase II, of record in Plat Book 6900, page 339, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more completed and detailed description of said lot.
>
> Being the same property conveyed to David R. Steffens and wife, Nikki K. Steffens by deed from Lee Chira and William C. Demetree of record in Book 9010, page 786, Register's Office for Davidson County, Tennessee.
>
> This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 1309 Forrest Oaks Ct., North, Nashville, Tennessee 37221.

WHEREAS, pursuant to the Final Decree of Divorce dated, May 15, 2020, entered by the Court in *Jane Smith Dubose vs. Philip Andrew Dubose, Fourth Circuit Court for the State of Tennessee, Davidson County, Docket No. 19D1736*, Grantor and Grantee agreed to the Grantee being awarded 1309 Forrest Oaks Ct., North, Nashville, Tennessee 37221 as a part of the marital division of real property; and

WHEREAS, in said Final Decree of Divorce, the Court approved the agreement of the parties to Quitclaim all of Grantor's right, title and interest in and to the real property located at 1309 Forrest Oaks Ct., North, Nashville, Tennessee 37221to the Grantee as part of the division of the marital estate. To reaffirm the property rights of Grantee's separate property, Grantor agrees to convey all of his right, title and interest in and to the tract of land described herein below to Grantee:

Land in Davidson County, Tennessee, being Lot NO. 133 of Poplar Creek Estates Subdivision, Phase II, of record in Plat Book 6900, page 339, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more completed and detailed description of said lot.

Being the same property conveyed to David R. Steffens and wife, Nikki K. Steffens by deed from Lee Chira and William C. Demetree of record in Book 9010, page 786, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Philip A. Dubose and wife, Jane S. Dubose by deed from David R. Steffens and wife, Nikki K. Steffens of record in Book 11312, page 144, Register's Office for Davidson County, Tennessee.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is improved property known as 1309 Forrest Oaks Ct., North, Nashville, Tennessee 37221.

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

WITNESS my hand this 9TH day of JUNE, 2020.

PHILIP ANDREW DUBOSE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PHILIP ANDREW DUBOSE** the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of JUNE, 2020.

NOTARY PUBLIC
My commission expires: 01/08/2024

CYNTHIA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 08, 2024