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|---|---|
| Karen Johnson Davidson County<br>Batch# 499995 DEEDQC<br>10/21/2020 02:52:39 PM 3 pgs<br>Fees: $17.00 Taxes: $0.00<br>20201021-0122504 | **No transfer tax is due for this Deed because it is a Deed of conveyance from one spouse to the other adjusting property rights per Tennessee Code Ann.**<br>**67-4-409(a)(3)(E).** |

**THIS INSTRUMENT WAS PREPARED BY:**

**J. Eric Hennessee**
**Mitchell & Mitchell, Attorneys at Law**
**106 East College Street**
**Murfreesboro, TN 37130**

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|---|---|---|
| **ADDRESS OF NEW OWNER:**<br><br>**Sandra Veronica Giron**<br>**3929 Rock Creek Drive**<br>**Antioch, TN 37013** | **SEND TAX BILLS TO:**<br><br>**Sandra Veronica Giron**<br>**3929 Rock Creek Drive**<br>**Antioch, TN 37013** | **MAP: 175**<br>**PARCEL: 8-33** |

# QUITCLAIM DEED

For and in consideration of the terms of the Marital Dissolution Agreement and/or Final Decree of Divorce and subject to any unpaid taxes or encumbrances on the property which the Grantee assumes, the hereinafter named Grantee, I, Jorge Mario Giron aka Jordan Giron, (hereinafter called the "Grantor"), do hereby release, forever quitclaim, and convey all of my right, title and interest, if any unto Sandra Veronica Giron (hereinafter called "Grantee"), her heirs, successors and assigns in and to a certain tract parcel of land, lying and being in Davidson County, Tennessee to which the property described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Hickory Woods, Section A, of record in Plat Book 6900, page 511, corrected in Book 7582, page 167 and in Book 9997, page 844, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jorge Mario Giron, a married person, by Warranty Deed dated April 25, 2002, of record in Record Book *, page _____, Register's Office of Davidson County, Tennessee. *20020429-0051919

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

This conveyance is made as an adjustment of property rights between spouses as required by a Marital Dissolution Agreement executed by Grantor and Grantee and Final Decree of Divorce. It is the intent of the Grantor that this conveyance convey to Grantee any and all marital rights, now existing or hereinafter acquired prior to and up to the date the divorce becomes final, that Grantor has in the real estate described above so that Grantee now owns this property free and clear of any claim of Grantor of any kind or nature.

WITNESS my hand this 3 day of December, 2019.

Jorge Mario Giron aka Jordan Giron, Grantor

STATE OF TENNESSEE )
COUNTY OF ~~RUTHERFORD~~ Williamson )

Personally appeared before me, Tiffany Duquette, the undersigned Notary Public in and for said County and State, the within named Grantor, Jorge Mario Giron aka Jordan Giron, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 3 day of December, 2019.

Tiffany Duquette
Notary Public
My commission expires: _____

Commission Expires
09/18/2022

TIFFANY DUQUETTE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $-0-. This Quitclaim Deed is executed in order to satisfy the terms of a Marital Dissolution Agreement and/or Final Decree of Divorce in the action styled JORDAN GIRON v. SANDRA VERONICA GIRON, Davidson County Circuit Court Case No. 18D1334.

Affiant

Sworn to and subscribed before me on this 3rd day of December, 2019.

Notary Public
My commission expires: 1/31/22

