QUITCLAIM DEED

From: Victor Varela

To: Leticia R. Tullis

This instrument prepared by:
Jill M. Hudson
2000 Meridian Blvd. Ste 275
Franklin, Tennessee 37067

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED
PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Leticia R. Tullis 316 Scarlett Oak Court Brentwood, TN 37027	Leticia R. Tullis 2105 Albany Dr. Franklin, TN 37067	Map: 181-10-A Parcel ID: 87 CO

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled, **Leticia R. Quihuis-Varela v. Victor Varela**, Chancery Court for Williamson County, Tennessee, Docket No. 48146M, Victor Varela (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Leticia R. Tullis (the "Grantee") all of Grantor's right, title and interest in and to certain land in 316 Scarlett Oak Court, Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 248 on plan of First Revision, Final Plat, Phase Two, Autumn Oaks, of record in Plat Book 11700, page 64 and 65, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the property conveyed to Victor Varela and wife, Leticia R. Quihuis-Varela, by deed from Continental Development and Construction, Inc., of record in Instrument No. 20011002-0106764, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, and a lien for taxes for the current year and subsequent years.

This is improved property known as 316 Scarlett Oak Court, Brentwood, Tennessee 37027.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 501565 DEEDQC
10/26/2020 12:00:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201026-0123796

RECORDING STAMP
ON BACK PAGE

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 29 day of September 2020.

Victor Varela

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Victor Varela, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of September 2020.

NOTARY PUBLIC

My Commission Expires: 11/6/23

STATE OF TN)
COUNTY OF Davidson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Victor Varela

Sworn to and subscribed before me this 29 day of September, 2020.

NOTARY PUBLIC

11/6/23
My commission expires

The actual consideration or value, whichever is greater, is $0.