QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 501616 DEEDQC
10/26/2020 12:42:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201026-0123866

O-RB-20-319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Stacey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October 20 20.

Notary Public

MY COMMISSION EXPIRES: 10/31/2023
(AFFIX SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21st. Avenue S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Brian J. Yon	**Brian J. Yon**	
(NAME)	(NAME)	
319 Westfield Drive,	**319 Westfield Drive**	**128-13-0A-319.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to Final Decree of Divorce and Marital Dissolution Agreement, Docket No. 19D-1271, Fourth Circuit Court for Davidson County, Tennessee, **MEGAN A. YON n/k/a MEGAN ANN DAVIS, unmarried,** hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **BRIAN J. YON, unmarried,** hereinafter called the Grantee(s), his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 319, together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly the Hamlet Condominiums) horizontal property regime established by Master Deed, of record in Book 6678, page 771; amended in Book 6736, page 110; Book 6801, page 962; Book 6831, page 982; and Book 7271, page 256, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hamlet of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian J. Yon and Megan A. Yon, husband and wife by Warranty deed from Martha C. Cochrane now known as Corye Maclean, married of record in Instrument No. 20170725-0075092 Register's Office for Davidson County, Tennessee, dated July 20, 2017 and recorded on July 25, 2017. The said Brian J. Yon and Megan A. Yon having since divorced and Megan A. Yon is now known as Megan Ann Davis as provided for in the aforementioned Final Decree of Divorce and Marital Dissolution Agreement.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **319 Westfield Drive, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 16 day of October, 2020.

MEGAN A. YON n/k/a MEGAN ANN DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN A. YON n/k/a MEGAN ANN DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 of October, 2020.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21st. Avenue S.
Nashville, TN 37212