Karen Johnson Davidson County
Batch# 502965 DEEDQC
10/29/2020 08:58:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201029-0125537

QUITCLAIM DEED

FROM: Damani Diallo Maynie

TO: Princess Raquell Maynie

This instrument prepared by:
L.R. DeMarco
Rutherford & DeMarco
107 Music City Circle, Suite 106
Nashville, TN 37214
(615) 256-6681

Address of New Owner(s)	Send Tax Bills To:	Parcel ID:
Princess Raquell Taylor 1048 Rambling Brook Road Nashville, TN 37218	Same	058-09-0A-091.00-CO

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree in that certain case styled Damani Diallo Maynie v. Princess Raquell Maynie Docket No.: 19-DC-192, General Sessions Court for Wilson County, Tennessee, and that there was no other consideration given for the transfer.

AFFIANT

SWORN to and subscribed before me this 21st day of October, 2020.

Martha S. Whitman
NOTARY PUBLIC

My Commission Expires: 2-28-2023

MARTHA S. WHITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and .00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms and conditions of the Divorce Decree in that certain case styled Damani Diallo Maynie v. Princess Raquell Maynie, Docket No. 19-DC-192, General Sessions Court for Wilson County, Tennessee, Damani Diallo Maynie has bargained and sold, and by these presents, does transfer, quitclaim, and convey unto the said Princess Raquell Maynie, as grantee, her heirs, successors, and assigns, all of his right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 83 on the the Plan of Creekside Trails, Phase 4 or record in Plat at Instrument No. 20050405-0037383 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Princess Raquell Taylor, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20051205-0145670, Register's Office for Davidson County, Tennessee, dated November 30, 2005 and recorded on December 5, 2005.
>
> Princess Raquell Maynie and Princess Raquell Taylor are one and the same person.

This is improved property known as 1048 Rambling Brook Road, Nashville, TN 37218

WITNESS my hand this 12th day of OCTOBER, 2020.

DAMANI DIALLO MAYNIE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, DAMANI DIALLO MAYNIE, 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, at office, this 12th day of October, 2020.

Angy Gadalla
NOTARY PUBLIC

ANGY GADALLA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

My Commission Expires: 11.3.20

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.