Karen Johnson Davidson County
Batch# 508690 DEEDQC
11/04/2020 10:09:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201104-0129042

QUITCLAIM DEED

FROM: ANDREW BROWN

TO: MELANIE BROWN

This instrument Was Prepared by:
Rebecca McKelvey Castañeda
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

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 of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Melanie Brown 1905 Warden Drive Nashville, TN 37216	Melanie Brown 1905 Warden Drive Nashville, TN 37216	73-1-166.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first 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 and Marital Dissolution Agreement in that certain case styled **Melanie M. Brown v. Andrew M. Brown, Civil Action No. 20D-1659, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 2nd day of November 2020.

Notary Public

My Commission Expires: 5/3/2021

ALLISON MARIE TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

BR540N:203681:1429801:1

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Melanie M. Brown v. Andrew M. Brown, Civil Action No. 20D-1659 in the Fourth Circuit Court for Davidson County, Tennessee**. Accordingly, **Andrew Brown** does hereby quitclaim unto the said **Melanie Brown**, 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 3, Martin Subdivision, tract marked "Mrs. V. Robinson" on the Plan of Virginia Manor, as shown on plat of record in Instrument No. 20040211-0016728, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed from Thomas J. Jackoboice, Jr. and wife, Leann Jackoboice, recorded on the 10th day of November, 2009 in Instrument No. 20091110-0103886, in the Register's Office of Davidson County, Tennessee.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as 1905 Warden Drive, Nashville, Tennessee 37216.

Witness my hand this 2nd day of November, 2020.

Andrew Brown

STATE OF TENNESSEE)
COUNTY OF TN)

Personally appeared before me, Allison Turner, a Notary Public of said County and State, ANDREW BROWN, 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 2nd day of November, 2020.

Notary Public

My Commission Expires: 5/3/2021

ALLISON MARIE TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021