Karen Johnson Davidson County
Batch# 509757 DEEDQC
11/06/2020 11:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201106-0130478

QUITCLAIM DEED

FROM: Laurie H. Cian

TO: Michael Cian

This Instrument was prepared by:
Nashville Law Offices, PLLC
208 3rd Ave N, Suite 100
Nashville, TN 37201

Address New Owner:
111 Westhampton Place,
Nashville, Tennessee 37205

Send Tax Bills To:
Same

Map-Parcel No.:
116-7-20

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 and Marital Dissolution Agreement in that certain case styled MICHAEL CURTIS CIAN v. LAURIE CIAN, Docket No. 19D434, Third Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

MICHAEL CURTIS CIAN

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

NOTARY PUBLIC
My Commission Expires: 3/21

This transaction is exempt from tax pursuant to T.C. A. §67-4-409 (a)(3)(E), and in accordance with the terms and condition of the Marital Dissolution Agreement executed in that certain case MICHAEL CURTIS CIAN v. LAURIE CIAN, Docket No. 19D434, Third Circuit Court of Davidson County, Tennessee. Accordingly, LAURIE CIAN has bargained and sold, and by these presents does transfer and quitclaim to MICHAEL CURTIS CIAN, his heirs, successors, and assigns, all of her 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 Reserved Parcel and Lot No. 1, as shown on the Map entitled Brooks Subdivision, Section 1, of record in Plat Book 4460, page 2, Register's Office in Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward W. Karrels, married by deed from Dorothy Jeane Armstrong Brooks dated 11/16/2004 of record in Instrument No. 20041116-0137619 Register's Office Davidson County, Tennessee.

Being the same property conveyed to Michael Cian and Laurie H. Cian, husband and wife, by deed from Edward W. Karrels, married, dated 7/15/2005 of record in Instrument No. 20050715-0082518 Register's Office, Davidson County, Tennessee.

This conveyance is subject to: all covenants, easements, restrictions and other matters of record.

This is improved property known as 111 Westhampton Place, Nashville, Tennessee 37205.

Witness my hand this 27 day of October, 20 20.

LAURIE CIAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, , with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my ~~hand~~ and official seal at Nashville, Tennessee, this 27th day of October, 2020.

KAYLA GARNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kayla Garner
NOTARY PUBLIC
My Commission Expires: 1/8/2024

DISCLAIMER

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER. THERE HAS BEEN NO TITLE SEARCH OR EXAMINATION TO DETERMINE OWNERSHIP OR STATUS OF TITLE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

Certificate of Authenticity

I, Emily G. Pfeiffer, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, SYLVIA TENNANT, a notary public for this county and state, EMILY G. PFEIFFER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SYLVIA TENNANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 4, 2021

Notary's Signature

My Commission Expires: 1/4/2021

Notary's Seal (If on paper)