Karen Johnson Davidson County
Batch# 511763 DEEDQC
11/09/2020 11:28:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201109-0131280

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Ana Zahara Bone 909 Deer Pointe Court Nashville, TN 37221	Ana Zahara Bone 909 Deer Pointe Court Nashville, TN 37221	090 08 0 156.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after 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 the Marital Dissolution Agreement in that certain case styled Ana Zahara Bone v. Jerry Mack Bone, Davidson County Fourth Circuit Court No. 19D-1468, and the actual consideration given for the transfer is $0.00.

Ana Z Bone
Affiant

JOELLYN A. KOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO before me this 2nd day of November, 2020.

Joellyn A. Kott
Notary Public

My Commission Expires: 5/9/2023

WHEREAS, Jerry Mack Bone ("Grantor") and Ana Zahara Bone ("Grantee") were married and recently obtained a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Ana Zahara Bone v. Jerry Mack Bone, Davidson County Fourth Circuit Court No. 19D-1468; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Jerry Mack Bone, the Grantor, does hereby convey, remise, release and forever quitclaim unto Ana Zahara Bone, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee being Lot No. 25, as shown on the map entitled Gailey Wood Subdivision, of record in Plat Book 2663, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry M. Bone and wife, Ana Zahara Bone, by Warranty Deed of record at Instrument No. 20160218-0015589, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2663, Page 123, and any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6305 Franklin Street, Nashville, TN 37209.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 2 day of 11/02/2020, 2020.

JERRY MACK BONE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

JERRY MACK BONE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

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

JOELLYN A. KOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 5/9/2023