Karen Johnson Davidson County
Batch# 512913 DEEDQC
11/10/2020 10:29:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201110-0132200

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
ZAN WALKER PICARDO 1005 Battlefield Dr. Nashville, TN 37204	CURRENT ADDRESSEE	11809000300

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is No Dollars ($-0-).

PHILLIP V. PICARDO

SUBSCRIBED AND SWORN to before me by PHILLIP V. PICARDO this 2 day of October, ~~2019.~~ 2020

My Commission Expires
December 13, 2022

Notary Public
My Commission Expires: _____

NANCY M. CASH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Pursuant to a divorce decree, I, PHILLIP V. PICARDO, do hereby quitclaim and by these presents do transfer and convey unto ZAN WALKER PICARDO, her heirs and assigns, all of my right, title and interest in a certain parcel of real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated here and by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 2 day of October, 2019.

PHILLIP V. PICARDO

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me personally appeared PHILLIP V. PICARDO, the within named bargainor, 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, this 2 day of October ~~2019.~~ 2020

NOTARY PUBLIC
My Commission Expires: _____

NANCY M. CASH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 13, 2022

EXHIBIT A

Being Lot No. 4 on the Map showing the Subdivision of Lots Nos. 1 and 2 of Block 10 and Lots Nos. 1 and 2 of Block 11 on the Plan of Noelton, not of record, and described according to a survey by S. R. Sanford, Jr., Surveyor, September 15, 1942, as follows:

Beginning at a point in the south margin of Battlefield Drive, 249 feet west of 10th Avenue South, the common corner of Lot Nos. 3 and 4; thence with the line between said lots, southerly 202.7 feet, to the north line of the property conveyed to Walter C. Tanksley by deed of record in Book 682, page 549, Register's Office for Davidson County, Tennessee, thence with Tanksley's north line, westerly 75 feet, to a point, the common corner of Lots Nos. 4 and 5; thence with the line between said lots, northerly 202.4 feet, to the south margin of Battlefield Drive; thence with the margin of the same, easterly 75 feet to the point of beginning.

Being the same property conveyed to Phillip Valdez Picardo and wife Zan Walker Picardo, by Deed of record in instrument number 20140618-0053052, R.O.D.C.

The street address is 1005 Battlefield Drive, Nashville, TN 37204.