Karen Johnson Davidson County
Batch# 522183 DEEDQC
11/30/2020 01:42:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201130-0139043

THIS INSTRUMENT WAS PREPARED BY:

Nashville Law Offices, PLLC
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: Caleb Michael Mooberry

Map and Parcel No.
and

TO: Ciara Renae Beyer (Mooberry)

Address of New Owner:
Ciara Renae Beyer
210 Warren Court
Old Hickory, TN 37138

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Ciara R. Beyer (Mooberry), after being duly sworn according to law, do 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 Caleb Mooberry v. Ciara R. Mooberry, Docket No. 20D1037, Fourth 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.

Ciara R. Beyer (Mooberry)

KATHY CURRAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-18-2021

Sworn to and subscribed before me, this 16th day of November, 2020.

Kathy Curran
NOTARY PUBLIC

My Commission Expires: 4/18/21

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other goods and valuable consideration, Caleb Michael Mooberry, does transfer, quitclaim and convey unto the said Ciara R. Beyer (Mooberry), her heirs, successors, and assigns, all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. A on the Plan of Homes at 208 Warren Court, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of Description record in Instrument No. 20161 116-0120707, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Scott, an unmarried man by Warranty deed from Cobalt Ventures, LLC of record in Instrument No. 20170602-0054926 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 02, 2017.

THIS CONVEYANCE IS SUBJECT TO: (I) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (S) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Being the same property conveyed to Ciara R. Beyer and Caleb Mooberry as joint tenants with right of survivorship, of record in Instrument No. 20180918-0092442 Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 18, 2018.

This is improved property known as 210 Warren Ct. Old Hickory, TN. 37138

Witness my hand this 18 day of November, 2020.

Caleb M. Mooberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Caleb Michael Mooberry, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 3/17/23

KANDICE BLAKEBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -$0-.

Ciara R. Beyer (Mooberry)

Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 2020.

KATHY CURRAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-18-2021

NOTARY PUBLIC

My Commission Expires: 4/18/21