Karen Johnson Davidson County
Batch# 524666 DEEDQC
12/04/2020 10:48:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201204-0141091

THIS INSTRUMENT WAS PREPARED BY:
Martin Sir & Associates
424 Church Street, Suite 2250
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 OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Sent Tax Bills to:	Map-Parcel
Henrik Petersen 4701 A Park Avenue Nashville, Tennessee 37209	Henrik Petersen 4701 A Park Avenue Nashville, Tennessee 37209	173-01-0-182.00

QUITCLAIM DEED

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 in the Marital Dissolution Agreement executed in that certain case styled Henrik Veje Petersen v. Nancy Lynn McGrath, Docket No. 20D-364, in the Fourth Circuit Court for Davidson County, Tennessee.

Accordingly, Nancy McGrath ("Grantor") does hereby quitclaim unto Henrik Veje Petersen ("Grantee"), his successors, heirs and assigns, all of her right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee being Lot No. 7A on the Plan of Monte Carlo, Section IIIA of Record in Plat Book 5800, Page 150, in the Register of Deed's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Bring the same property conveyed to Nancy McGrath from Elizabeth J. Barnes, Authorized Agent for P & K Real Estate Investment Group, by Warranty Deed dated 8/9/2018 and recorded on 8/10/2018 in record of Instrument #20180810-0078959, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 420 Cedarcreek Trl, Nashville, Tennessee 37211 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARTIN SIR & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY

MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 30 day of October, 2020.

NANCY MCGRATH

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy McGrath, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of Oct, 2020.

SHANNON CRONK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 7, 2024

Shannon Cronk
Notary Public

My Commission Expires: ~~6/30/24~~ SMC May 7, 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly shown according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled Henrik Veje Petersen v. Nancy Lynn McGrath, Docket No. 20D-364, in the Fourth Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

SHANNON CRONK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 7, 2024

Affiant/Nancy McGrath

Sworn to and subscribed before me, this 30 day of Oct, 2020.

Shannon Cronk
Notary Public

My Commission Expires: May 7, 2024