Karen Johnson Davidson County
Batch# 540098 DEEDQC
12/22/2020 12:03:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201222-0152164

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:
Alexander Borquez 1001 Gibson Drive Madison, TN 37115	Alexander Borquez 1001 Gibson Drive Madison, TN 37115	051 04 0 056.00

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 Alexander T. Borquez v. Chelsea C. Borquez, Davidson County Circuit Court, and the actual consideration given for the transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 3rd day of September, 2020.

JOCELYN A. KOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/9/2023

WHEREAS, Chelsea Borquez ("Grantor") and Alexander Borquez ("Grantee") are married and are going through 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 Alexander T. Borquez v. Chelsea C. Borquez, Davidson County Circuit Court; and

WHEREAS, Grantor is ordered to quitclaim all of her 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, Chelsea Borquez, the Grantor, does hereby convey, remise, release and forever quitclaim unto Alexander Borquez, the Grantee, his heirs and assigns, all of her 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. 77 on the Plan of Stratton Heights of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Alexander Borquez and Chelsea Borquez, husband and wife, by Warranty Deed of record at Instrument No. 20190124-0006987, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property known as 1001 Gibson Drive, Madison, TN 37115.

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 31 day of August, 2020.

Chelsea Borquez

CHELSEA BORQUEZ

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

CHELSEA BORQUEZ, 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 31st day of August, 2020.

Joellyn A. Kott

Notary Public

My commission expires: 5/9/2023

JOELLYN A. KOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY