QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 556153 DEEDQC
01/19/2021 01:48:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210119-0007940

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:
Sarah Parker Hale 401 Lawrence Street Old Hickory, TN 37138	Farmington Mortgage 2002 Richard Jones Rd. Nashville, TN 37215	044-11-0-115.00

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 Michael Paul Hale v. Sarah Parker Hale, Davidson County Circuit Court, and the actual consideration given for the transfer is $0.00.

S Hale
Affiant

SUBSCRIBED AND SWORN TO before me this 19th day of January, 2021.

Joellyn A. Kott
Notary Public

My Commission Expires: 5/9/2023

WHEREAS, Michael Paul Hale ("Grantor") and Sarah Parker Hale ("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 Michael Paul Hale v. Sarah Parker Hale, Davidson County Circuit Court; 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, Michael Paul Hale, the Grantor, does hereby convey, remise, release and forever quitclaim unto Sarah Parker Hale, 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:

Described property located in Davidson County, Tennessee, to wit: Being Lot Number 50, as shown on the Plan of Section A, Village of Old Hickory, as of record in Book 1424, Page 68, Register's Office for said county, described as follows:

Beginning at a point in the easterly margin of Lawrence Street, common corner of Lot Numbers 50 and 51; thence with the line between said two lots easterly 92.0 feet; thence with the line between Lots 50 and 45 northerly 71.7 feet to a point in the southerly margin of Fourth Street; thence with said margin westerly 81.9 feet; thence around a curve southwesterly 15.8 feet to a point in the easterly margin of said Lawrence Street; thence with said margin southerly 61.6 feet to the point of beginning.

Being the same property conveyed to Sarah E. Parker, an unmarried woman, and Michael Paul Hale, an unmarried man, by Warranty Deed of record at Instrument No. 20150423-0036494, Register's Office for Davidson County, Tennessee. Sarah E. Parker and Sarah Parker Hale are one and the same person.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee and any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 401 Lawrence Street, Old Hickory, TN 37138.

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.

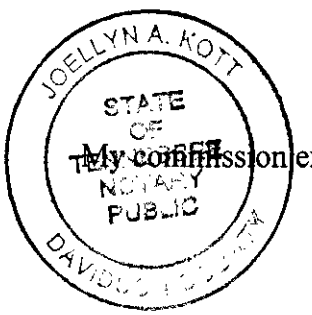
IN WITNESS WHEREOF, I have hereunto set my hand on this 16th day of OCTOBER, 2020.

MICHAEL PAUL HALE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

MICHAEL PAUL HALE, 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 16th day of October, 2020.



Joellyn A. Kott
Notary Public

My commission expires: 5/9/2023