THIS INSTRUMENT PREPARED BY:
Heather Minor
1350 Rosa Parks Boulevard, Unit 440
Nashville, TN 37208

MAP PARCEL NUMBERS: 081-11-0-423.00

Karen Johnson Davidson County
Batch# 559671 DEEDQC
01/25/2021 08:52:26 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20210125-0010275

QUITCLAIM DEED

FROM: **Heather Minor**

SEND TAX BILLS TO NEW OWNER:
Joseph Minor
1722 14th Avenue North
Nashville, TN 37208

TO: **Joseph Minor**

Heather Minor, Grantor, hereby conveys and quitclaims unto Joseph Minor, Grantee, all of her estate, right, title, interest and any claim she may have in and to a certain tract or parcel of improved property located at 1722 14th Avenue North, Nashville, Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the North One-half Lot No. 194 on the Plan of D.T. MaGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Joseph S. Minor and Heather C. Minor, husband and wife, by warranty deed from Deep River Development, LLC, a Tennessee limited liability company, dated June 11, 2018, Instrument number 20180611-0055980, Register's Office for Davidson County, Tennessee.

However, the Grantor retains a lien upon said property in the amount of $20,000.00, which represents her marital interest in the same as set forth in the parties' agreed final decree of divorce and marital dissolution agreement filed with the Sumner County Circuit Court, case number 2020-CV-989. Once this lien is paid off, the Grantor will record a release of lien.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of January, 2021.

HEATHER MINOR

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Heather Minor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 6th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 3/2/21

JENNIFER HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of January, 2021.

JOSEPH MINOR

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Joseph Minor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 6th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 3/2/21

JENNIFER HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the transfer of this property is pursuant to a divorce decree, so it is an exempt transfer.

HEATHER MINOR

Sworn to and subscribed before me, this
6th day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 3/2/21

