Karen Johnson Davidson County
Batch# 571707 DEEDQC
02/10/2021 10:59:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210210-0018948

This Instrument Prepared by:
DAVID W. GARRETT, ATTORNEY
109 JENNINGS STREET
FRANKLIN, TN 37064

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

AFFIANT

STATE OF TENNESSEE

COUNTY OF Putnam

JUSTIN R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM
My Comm. Expires 4/18/2022

Sworn to and subscribed before me this 2nd day of February, 2021.

NOTARY PUBLIC

My Commission Expires: April 18, 2022

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Chris James Larkins 1018 Riverwood Village Blvd. Hermitage, TN 37076	SAME	97-2-A-3.CO

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, I, **Amber Danielle Lakins**, by these presents do hereby quitclaim and convey unto **Chris James Larkins**, to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, and more fully described as follows:

BEING Lot No. 3 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Inst. No 20081105-0110185. Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

THE aforesaid Plat of Record in Instrument No. 20080723-0075577 voided, vacated and suspended the entire Plat entitled "Villages of Riverwood, Phase One, Section One" as of record in Instrument No. 20080610-0059689 in said Register's Office.

BEING the same property conveyed to Chris Larkins by deed from Beazer Homes Corp., A Tennessee Corporation, of record in Instrument #20110909-0069809, Register's Office for Davidson County, Tennessee. The said Chris James Larkins and Amber Danielle Larkins, having since been divorced by Final Decree of Divorce on the 15th day of December, 2020, in the Third Circuit Court for Davidson County, Tennessee, Docket No. 18D-2039, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement with all rights, hereditament, and appurtenances thereunto appertaining.

THIS is improved property known as 1018 Riverwood Village Blvd, Hermitage, TN 37076.

THE said Chris James Larkins and Chris Larkins, is one and the same person.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 2nd day of Feb, 2021

BY: AMBER DANIELLE LARKINS

STATE OF TENNESSEE

COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMBER DANIELLE LARKINS**, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cookeville, Tennessee, this 2nd day of Febuary, 2021.

NOTARY PUBLIC

My Commission Expires: April 18, 2022

JUSTIN R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM
My Comm. Expires 4/18/2022