Karen Johnson Davidson County
Batch# 575326 DEEDQC
02/23/2021 08:33:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210223-0021541

Prepared by and Returnable to:
Katie M. Zipper, Esq.
Zipper Law, PLLC
204 4th Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Todd Robert Thorley 6000 Iron Horse Lane, #6204 Franklin, TN 37069	New Owner	091 10 0 155.00
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Dorsey Rickard Thorley v. Todd Robert Thorley**, Williamson County Chancery Court, Case No. 19CV-48772M. Accordingly, **Dorsey Andrews Rickard (f/k/a Dorsey Rickard Thorley)**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Todd Robert Thorley**, his heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Plan of the Subdivision of Lots Nos. 39 and 40 of the B. F. Cockrill Farms, of record in Book 332, page 41, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Todd Robert Thorley, unmarried, by Warranty Deed from Margaret F. Serfass, individually and as Executrix of the Last Will and Testament of Robert McDowell Foster, deceased, dated June 18, 2013, and recorded on June 24, 2013, in Instrument No. 20130624-0064603, Register's Office for Davidson County, Tennessee.

This is improved property known as 5812 Robertson Avenue, Nashville, Tennessee 37209. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of February, 2021.

Grantor:

DORSEY ANDREWS RICKARD
(f/k/a Dorsey Rickard Thorley)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DORSEY ANDREWS RICHARD (f/k/a Dorsey Rickard Thorley)**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2021.

NOTARY PUBLIC

My commission expires: July 22, 2023

AMBERLY LEININGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-22-2023

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned, after first being duly sworn according to the 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 Marital Dissolution Agreement executed in that certain case styled **Dorsey Rickard Thorley v. Todd Robert Thorley**, Williamson County Chancery Court, Case No. 19CV-48772M, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 1st day of February, 2021.

NOTARY PUBLIC

My Commission Expires: July 22, 2023

AMBERLY LEININGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-22-2023