Prepared by:
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Karen Johnson Davidson County
Batch# 575977 DEEDQC
02/23/2021 03:06:22 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210223-0022381

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $NONE.

Theodore Richard Barone
AFFIANT

Subscribed and sworn to before me, this the 22nd day of February, 2021.

NOTARY PUBLIC
My commission expires: 10/02/2023

LAUREL PIPKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Theodore Richard Barone 8336 Cub Creek Road Nashville, TN 37209	Same	Map/Parcel 066-00-0-055.00

QUITCLAIM DEED

WHEREAS, **Jacqueline Renee Clougherty,** ("Grantor") and **Theodore "Ted" Richard Barone,** ("Grantee") were married as husband and wife and they acquired by prior deed a certain tract of land in Davidson County, Tennessee described herein below:

> A lot or parcel of land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, and described according to a survey of S. Hutchinson, made April 27, 1966, as follows:
>
> Beginning at a stake in the center of Cub Creek Road, said stake being North 44 degrees 45 minutes East 354 feet from Heatherly's Southeast corner, same being also the corner of Lot No. 1; thence with the line of said Lot No. 1, North 47 degrees West 371 feet to a stake; thence, North 44 degrees 30 minutes East 354 feet to a stake, corner of Lot No. 3; thence, with the line of said Lot No. 3, South 47 degrees East 373 feet to a stake in the center of said Road; thence, with the center of said Road, South 44 degrees 45 minutes West 354 feet to the beginning, and containing 3 acres, more or less. Being Lot No. 2 on an unrecorded plat containing 3 lots.

Being the same property conveyed to Horace C. Neel, unmarried and Robert P. Shaffer, unmarried, as tenants in common with right of survivorship by Warranty deed from Tommy Barnes and Kathleen Barnes, husband and wife or record in Instrument No. 20110215-0013048 Register's Office for Davidson County, Tennessee, dated Febraruy 10, 2011 and recorded on February 15, 2011. Horrace C. Nell and Robert P. Shaffer having since married to each other.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent.
- Restrictive Covenant of record in Instrument Number 20020513-0058280, in Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 8336 Cub Creek Road, Nashville, Tennessee 37209.

WHEREAS, pursuant to the Final Decree of Divorce dated, January 21, 2021 entered by the Court in *Jacqueline Renee Clougherty v. Theodore Richard Barone, Fourth Circuit Court for the State of Tennessee, Davidson County, Docket No. 20D1130,* Grantor and Grantee agreed to the Grantee being awarded 8336 Cub Creek Road, Nashville, Tennessee 37209 as a part of the marital division of real property; and

WHEREAS, in said Final Decree of Divorce, the Court approved the agreement of the parties to Quitclaim all of Grantor's right, title and interest in and to the real property located at 8336 Cub Creek Road, Nashville, Tennessee 37209 to the Grantee as part of the division of the marital estate. To reaffirm the property rights of Grantee's separate property, Grantor agrees to convey all of her right, title and interest in and to the tract of land described herein below to Grantee:

A lot or parcel of land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, and described according to a survey of S. Hutchinson, made April 27, 1966, as follows:

Beginning at a stake in the center of Cub Creek Road, said stake being North 44 degrees 45 minutes East 354 feet from Heatherly's Southeast corner, same being also the corner of Lot No. 1; thence with the line of said Lot No. 1, North 47 degrees West 371 feet to a stake; thence, North 44 degrees 30 minutes East 354 feet to a stake, corner of Lot No. 3; thence, with the line of said Lot No. 3, South 47 degrees East 373 feet to a stake in the center of said Road; thence, with the center of said Road, South 44 degrees 45 minutes West 354 feet to the beginning, and containing 3 acres, more or less. Being Lot No. 2 on an unrecorded plat containing 3 lots.

Being the same property conveyed to Horace C. Neel, unmarried and Robert P. Shaffer, unmarried, as tenants in common with right of survivorship by Warranty deed from Tommy Barnes and Kathleen Barnes, husband and wife of record in Instrument No. 20110215-0013048 Register's Office for Davidson County, Tennessee, dated February 10, 2011 and recorded on February 15, 2011. Horrace C. Nell and Robert P. Shaffer having since married to each other.

Being the same property conveyed to Ted Barone and Jacqueline Clougherty, husband and wife, by deed from Horrace C. Neel and Robert P. Shaffer, married to each other of record in Instrument No. 20160729-0078343 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent.
- Restrictive Covenant of record in Instrument Number 20020513-0058280, in Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 8336 Cub Creek Road, Nashville, Tennessee 37209.

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

WITNESS my hand this 19 day of January, 2021.

JACQUELINE RENEE CLOUGHERTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JACQUELINE RENEE CLOUGHERTY** the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of January, 2021.

NOTARY PUBLIC
My commission expires: 9-6-22

PAULA RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022