This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Karen Johnson Davidson County
Batch# 580033 **DEEDQC**
03/01/2021 08:15:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210301-0025017

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E) for the purpose of terminating a tenancy by the entireties by virtue of a divorce.

Affiant

Sworn to and subscribed before me this 25th day of February, 2021.

JOSEPH DYLAN HARRIS STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 07/10/24

THIS INSTRUMENT PREPARED BY: PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

QUITCLAIM DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Dorsey Rickard	839 S. Douglas Ave.	Owner	**Map 105-14**
839 S. Douglas Avenue	Nashville, TN 37204		**Group A**
Nashville, TN 37204			**Parcel 13.00CO**

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and pursuant to the Final Decree of Divorce entered by the Williamson County Chancery Court bearing docket number 20CV-48772M, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Todd Robert Thorley, an unmarried man,** does hereby quitclaim, transfer and convey unto **Dorsey Andrews Rickard,** her heirs and assigns, all of his right, title and interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being unit 839 in Waverly Place II, a private element horizontal property regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040909-0109214, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a private element horizontal property regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Declaration appearing in Instrument Number 20040909-0109214, and by-laws appended thereto, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dorsey Rickard, unmarried, by Warranty Deed from Lewis W. McDaniel, married dated May 23, 2007 and recorded in Instrument Number 20070525-0062448, Register's Office for Davidson County, Tennessee.

WITNESS my hand this the 25 day of February, 2021.

Todd Robert Thorley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Lesa L. Kupchik, the undersigned, a Notary Public, in and for said State and County, **Todd Robert Thorley**, 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 official seal at Franklin, Tennessee, this the 25th day of February, 2021.



Lesa L Kupchik
NOTARY PUBLIC
My Commission Expires: 3/28/2022