Karen Johnson Davidson County
Batch# 580252 DEEDQC
03/01/2021 11:11:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210301-0025320

THIS INSTRUMENT PREPARED BY:

Jesse Ford Harbison
JESSE HARBISON LAW PLLC
1109 N. 6th Street
Nashville, Tennessee 37207

QUITCLAIM DEED

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(E) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Erin Lehner Mello 922 Acklen Avenue Nashville, Tennessee 37203	Erin Lehner Mello 922 Acklen Avenue Nashville, Tennessee 37203	105 09 0 386.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement entered in the Fourth Circuit for Davidson County, Tennessee, Docket No. 20D1665, and that there was no other consideration given for the transfer.

JEFFREY JOSEPH MELLO

Subscribed and sworn to before me on this 10 day of February, 2021.

DOUGLAS R. SIPES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: Douglas R. Sipes Commission Expires 03-08-2021

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, this conveyance being an adjustment of property rights between divorcing parties pursuant to Tennessee Code Annotated section 67-4-409, and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jeffrey Joseph Mello** (hereinafter, "Grantor") does hereby assign, transfer, convey, and quitclaim unto **Erin Lehner Mello** (hereinafter, "Grantee") any interest he has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF LYNDAL ROBERTS SUBDIVISION, OF RECORD IN BOOK 6200, PAGE 320, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SAID LOT NO. 1 FRONTS 50.00 FEET ON THE NORTHERLY MARGIN OF ACKLEN AVENUE AND EXTENDS BACK 225.00 FEET ON THE EASTERLY LINE AND 225.01 FEET ON THE WESTERLY LINE TO A 20 FOOT ALLEY IN THE REAR, MEASURING 38.15 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ERIN LEHNER MELLO AND JEFFREY JOSEPH MELLO, HUSBAND AND WIFE, BY WARRANTY DEED DATED OCTOBER 1, 2013 FROM WILLIAM E. HARKEY, AS EVIDENCED BY INSTRUMENT NO. 20131003-0103868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO KNOWN AS 922 ACKLEN AVENUE, NASHVILLE, TENNESSEE 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER, OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this the 4TH day of February, 2021.

JEFFREY JOSEPH MELLO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey Joseph Mello**, the within named Grantor, with whom I am personally acquainted (or who was identified 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, this 10 day of February, 2021.

NOTARY PUBLIC

My Commission Expires: Douglas R. Sipes Commission Expires 03-08-2021

DOUGLAS R. SIPES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON