**NEW OWNER :**
**Tina M. Clemons**
**5036 Walden Woods Drive**
**Hermitage, TN 37076**

SEND TAX BILLS TO:
**Wilson Bank & Trust Mortgage Center**
**1436 W. Main Street**
**Lebanon, TN 37087**

**Space for Recorder's Stamp**

Karen Johnson Davidson County
Batch# 589150 DEEDQC
03/11/2021 08:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210311-0032027

**Map-Parcel Numbers:**
**075-16-0A-035.00CO**

**THIS INSTRUMENT PREPARED BY:**
**Angel Kane, Attorney At Law**
**133 S. College Street**
**Lebanon TN 37087**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

## QUITCLAIM DEED

Pursuant to the agreement of the parties contemporaneously with the filing of the Complaint for Divorce and the forthcoming Final Decree of Divorce entered in the General Sessions Court for Wilson County, Tennessee, and other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **MATTHEW CLEMONS,** (Grantor") has remised, released, transferred and conveyed and by these presents does bargain, remise, release, transfer and convey and forever quitclaim unto **TINA M. CLEMONS**, ("Grantee"), her heirs and assigns, forever, all of his right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee bound and described as follows, to-wit:

**Being Lot No. 14 on the plan of Phase 2-B, Walden Woods, of record in Instrument Number 20010226-0017620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Tina M. Clemons and Matthew Clemons, wife and husband, by Warranty Deed from Randall C. Forsha and Kerri T. Forsha, husband and wife, dated October 26, 2018, of record in Instrument Number 20181029-0106623, Register's Office for Davidson County, Tennessee.**

**This is improved property known as: 5036 Walden Woods Drive, Hermitage, TN 37076.**

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties as such this conveyance is exempt from recordation tax under Tenn.Code Ann. §67-4-409(a)(3)(E).

**WITNESS MY SIGNATURE** hereto this 8th day of March, 2021.

**MATTHEW CLEMONS**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MATTHEW CLEMONS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th, day of March, 2021.

NOTARY PUBLIC

JANICE DILLARD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission expires: 5-20-2024

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

AFFIANT

Sworn to and subscribed to before me this 8th day of March, 2021.

NOTARY PUBLIC

JANICE DILLARD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5-20-2024

202103110032027

## Certificate of Authenticity

I, Tina Clemons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tina Clemons

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Rachel Rail, a notary public for this county and state, Davidson County, Tennessee who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: March 13, 2022

Notary's Seal (If on paper)

RACHEL RAIL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires Mar 13, 2022