(1)

Karen Johnson Davidson County
Batch# 602827 DEEDQC
03/30/2021 10:50:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210330-0041502

This instrument was prepared by:
Larry Hayes, Jr.
Hayes Thomas, PLC
214 Second Avenue North, Suite 103
Nashville, TN 37201

QUITCLAIM DEED

FROM: MEGAN ELISE GILL SPELLMEYER

TO: JEFFREY THOMAS SPELLMEYER

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
2703 Acklen Avenue	2703 Acklen Avenue	104 11 1A 002.00
Nashville, TN 37212	Nashville TN 37212	

AFFIDAVIT

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 Marital Dissolution Agreement in that certain case styled Megan Elise Gill Spellmeyer v. Jeffrey Thomas Spellmeyer, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 20D-1621, and that there was no consideration given for the transfer.

JEFFREY THOMAS SPELLMEYER, Grantee

Sworn to and subscribed before me, this the 24 day of ~~February~~ March, 2021.

NOTARY PUBLIC
My Commission Expires: 10/3/21

JENNIFER D. STACEY WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Fourth Circuit Court for Davidson County, Tennessee, MEGAN ELISE GILL SPELLMEYER has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said JEFFREY THOMAS SPELLMEYER, his heirs, successors and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2703 of Acklen Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Acklen Commons, a Horizontal Property Regime, of record in Instrument Number 20150316-0022321, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

This instrument was prepared by:
Larry Hayes, Jr.
Hayes Thomas, PLC
214 Second Avenue North, Suite 103
Nashville, TN 37201

Being the same property conveyed to Jeffrey Spellmeyer and Megan Spellmeyer by Warranty Deed from Maurice L. Offen, of record in Instrument No. 20200205-0013326, in the Register's Office of Davidson County, Tennessee, dated January 31, 2020 and recorded on February 5, 2020.

The physical address of this property is 2703 Acklen Avenue, Nashville, Tennessee 37212.

WITNESS my hand, this 4th day of February, 2021.

Megan Elise Gill Spellmeyer
MEGAN ELISE GILL SPELLMEYER
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for Davidson County, Tennessee, the within named MEGAN ELISE GILL SPELLMEYER, the Grantor, 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 Nashville, Tennessee, on this the 4th day of February, 2021.

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Notary Public
My Commission Expires: _____

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.