QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRIAN MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

G-CP-21-4704A

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 605645 **DEEDQC**
04/01/2021 12:56:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210401-0043265

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Allison Hardy Laughter	**Same**	
(NAME)	(NAME)	**091-11-0M-001.00-CO**
4704 A Indiana Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL P. LAUGHTER, an unmarried man, and ALLISON HARDY LAUGHTER, f/k/a ALLISON HARDY, an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ALLISON HARDY LAUGHTER an unmarried woman,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 4704 A of Homes at 4704 Indiana, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4704 Indiana, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160830-0091024, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4704 Indiana, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160830-0091024, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael P. Laughter, an unmarried man and Allison Hardy, an unmarried woman by Warranty deed from Potter Brothers LLC, a Tennessee limited liability company of record in Instrument No. 20170206-0012268 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 06, 2017 and Scriveners Affidavit recorded on June 14, 2017, in Instrument No. 20170614-0059551. Allison Hardy is now known as Allison Hardy Laughter, having since married Michael P. Laughter.

Having since divorced and pursuant to the final decree of divorce of record in Case No. 19d-1817 in the Fourth Circuit Court for Davidson County, Tennessee, the said Allison Hardy Laughter does hereby execute this quitclaim deed to change her vesting status to unmarried, and Michael P. Laughter does hereby execute this quitclaim deed to convey any and all interest he has in said property to Allison Hardy Laughter in accordance with the aforementioned final decree of divorce.

This is **improved** property known as: **4704 A Indiana Ave, Nashville, Tennessee 37209**.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness my/our hand(s) this the 26 day of March, 2021.

Michael P. Laughter

Allison Hardy Laughter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael P. Laughter**, the within named bargainor, 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 on this 26 day of March, 2021.

NOTARY PUBLIC
My Commission Expires: _____

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Allison Hardy Laughter**, the within named bargainor, 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 on this 26 day of March, 2021.

NOTARY PUBLIC
My Commission Expires: _____

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021