NAME & ADDRESS OF NEW OWNER:
Paige E. Cummings
1201 Shelton Avenue
Nashville, Tennessee 37216

THIS INSTRUMENT PREPARED BY:
Abby R. Rubenfeld
RUBENFELD LAW OFFICE, PC
202 South Eleventh Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Freedom Mortgage Corporation
907 Pleasant Valley Avenue, Suite 3
Mount Laurel, New Jersey 08054

Karen Johnson Davidson County
Batch# 607211 **DEEDQC**
04/06/2021 09:00:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210406-0044600

MAP & PARCEL: 072-03-0-324.00

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 18th day of March, 2021, by and between MATTHEW CUMMINGS, party of the first part of Davidson County Tennessee, and PAIGE E. CUMMINGS, party of the second part of Davidson County, Tennessee;

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the mutual obligations included in an Final Decree of Divorce, and pursuant to the terms of the division of marital property agreed by the parties in the matter of Cummings v. Cummings, Davidson County Third Circuit Court No. 20D-1640, the party of the first part gives, transfers, assigns, conveys, and quitclaims unto the party of the second part, all his right, title, and interest in and to the tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the Westerly 66 feet of Lot Number 75 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee. Said part of Lot Number 75 fronts 66 feet on the Northerly side of Shelton Avenue and extends back between parallel lines; 189.75 feet to a dead line.
>
> Being the same property conveyed to PAIGE E. CUMMINGS AND HUSBAND, MATTHEW CUMMINGS, by Warranty deed from LIMI INVESTMENTS, LLC AND SPECIALIZED IRA SERVICES FBO FRANK KELLAM TRADITIONAL IRA AND NORTH MECK 74 VENTURES, INC., of record in Instrument No. 20161220 -0133507 Register's Office for Davidson County, Tennessee, dated December 08, 2016 and recorded on December 20, 2016.
>
> This conveyance is subject to:
> • Taxes for the year 2020 and subsequent.
> • Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
> • Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1201 Shelton Avenue, Nashville, Tennessee 37216-3210.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set his signature the day and date first above written.

MATTHEW CUMMINGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within named **MATTHEW CUMMINGS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 18 day of March, 2021.

NOTARY PUBLIC

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: May 3, 2021

This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E), therefore, no transfer tax is due and payable for the recordation of this instrument.

AFFIANT

Subscribed and sworn to before me this 17th day of March, 2021.

NOTARY PUBLIC

ABBY ROSE RABENFELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3/3/25