Karen Johnson Davidson County
Batch# 617143 DEEDQC
04/16/2021 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210416-0051359

QUITCLAIM DEED

FROM: Quinn Stanton Wells, being one and the same as Quinn Wells

TO: Sarah Kristen Purcell, being one and the same as Sarah Kristen Wells and Sarah Wells

This instrument was prepared by:
Marlene Eskind Moses, Esq.
Marissa Moses Russ, Esq.
Sadie R. Davis, Esq.
205 23rd Avenue North

ADDRESS NEW OWNER:
Sarah Kristen Purcell
908 Bradford Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO:
Sarah Kristen Purcell

MAP-PARCEL NO.
Map 105-13-0
Parcel 325-00

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 SARAH KRISTEN WELLS v. QUINN STANTON WELLS, Third Circuit Court for Davidson County, Tennessee, Docket No. 19D-1944 and that there was no consideration given for the transfer.

SARAH KRISTEN PURCELL, Grantee

Sworn to and subscribed before me, this the 14th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 10/2/2023

PERRY SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Third Circuit Court for Davidson County, Tennessee, **QUINN STANTON WELLS,** being one and the same as **QUINN WELLS.** has bargained and sold, and by these presents does quitclaim unto the said **SARAH KRISTEN PURCELL**, being one and the same as **SARAH KRISTEN WELLS** and **SARAH WELLS**, her heirs, successors and assigns, all of his right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 18 and the westerly 35 feet of Lot No. 17 on the Plan of Waldkirchs Subdivision, of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said lot and part of said lot adjoin and front together 85 feet on the northerly side of Bradford, formerly Caroline Avenue, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Quinn Wells and Sarah Wells, husband and wife, from Mark Tucker, an unmarried man, by Warranty Deed recorded June 12, 2013, as evidenced by Instrument No. 20130612-0059921, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

This is improved property, known as 908 Bradford Avenue, Nashville, Tennessee 37204.

WITNESS my hand, this 2 day of March, 2021.

QUINN STANTON WELLS, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, Lydia Gregory (Notary Public), the within named Quinn Stanton Wells, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Quinn Stanton Wells, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), TN (State), on this the 2nd day of March, 2021.

Lydia K. Gregory
Notary Public

My Commission Expires: 5/07/24

LYDIA K. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7 2024

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.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: March 17, 2024