THIS INSTRUMENT PREPARED BY:

Jesse Ford Harbison
JESSE HARBISON LAW PLLC
1109 N. 6th Street
Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch# 631748 DEEDQC
05/07/2021 02:46:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210507-0061832

QUITCLAIM DEED

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(E) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Brian Faulkner 1620 Stokes Lane Nashville, TN 37215	Brian Faulkner 1620 Stokes Lane Nashville, TN 37215	117 08 081.00

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 Divorce Decree and Marital Dissolution Agreement entered in the Fourth Circuit for Davidson County, Tennessee, Docket No. 20D1508, and that there was no other consideration given for the transfer.

Mallyfaulkner
MOLLY ELIZABETH FAULKNER

Subscribed and sworn to before me on this 16th day of April, 2021.

RODNEY JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Rodney Jackson
Notary Public

My Commission Expires: 11-06-2024 PDJ

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, this conveyance being an adjustment of property rights between divorcing parties pursuant to Tennessee Code Annotated section 67-4-409, and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Molly Elizabeth Faulkner** (hereinafter, "Grantor") does hereby assign, transfer, convey, and quitclaim unto **Brian Taylor Faulkner** (hereinafter, "Grantee") any interest she has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF EASON'S 2ND SUBDIVISION OF BELMONT TERRACE ANNEX NO. 2, OF RECORD IN PLAT BOOK 547, PAGE 80, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRIAN T. FAULKNER AND MOLLY BUTLER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED DATED APRIL 30, 2015 FROM BENJAMIN C. PHILLIPS AND AUDREY L. PHILLIPS, AS EVIDENCED BY INSTRUMENT NO. 20150501-0039600, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO KNOWN AS 1620 STOKES LANE, NASHVILLE, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER, OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this the 16th day of April, 2021.

MOLLY ELIZABETH BUTLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Molly Elizabeth Butler**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 16th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 11-06-2024

RODNEY DONTAE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY