Karen Johnson Davidson County
Batch# 636814 DEEDQC
05/14/2021 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210514-0065530

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00

AFFIANT

MICHELE MCGILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 31st day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 3/14/23

ADDRESS OF NEW OWNER:
Clay Bass Wood
6624 Upton Lane
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

Map/Parcel 10207O11500

QUITCLAIM DEED

For and in consideration of $10.00, and in accordance with the terms of the Final Decree for Divorce and Marital Dissolution Agreement, in a certain case styled Christine Adell Sidwell v. Clay Bass Wood, Chancery Court for Williamson County, Tennessee, Docket No. 20CV-49921W. **Christine Adell Sidwell and Clay Bass Wood, (herein, "Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Clay Bass Wood, (herein, "Grantee"), his heirs, successors and assigns**. Said property conveyed herein is described as follows:

Land located in Davidson County, Tennessee, being all of Lot No. 22, on the Plan of Section 26, Charlotte Park, formerly "Beacon Square Section 2", of record in Plat Book 3700, Page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clay Bass Wood, a single man and Christine Adell Sidwell, a single woman, as tenants in common with right of survivorship by Deed from John M. Prusynski, Barbara A. Geiger, Wanda M. Dolan, Daryl G. Prusynski, James W. Prusynski, Betsy D. Prusynski and

Reva S. Prusynski, heirs at law of the estate of Patrick Allen Prusynski, dated July, 10, 2018, recorded in Instrument No. 201807180070035, in the Register's Office for Davidson County, Tennessee. This Quitclaim Deed is being executed by Scott E. Martin to carry out the terms of a domestic decree, which is an adjustment of property rights and is exempt pursuant to T.C.A. 67-4-409(a)(3)(E).

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to grantee.

Christine Adell Sidwell

Clay Bass Wood

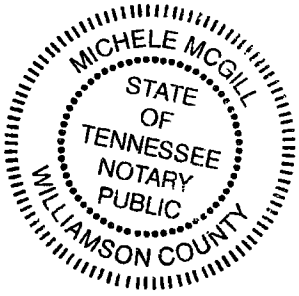
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Christine Adell Sidwell and Clay Bass Wood**, with whom I am personally acquainted, the bargainor, and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 31st day of March, 2021.

Notary Public

My Commission Expires: 3/14/23



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

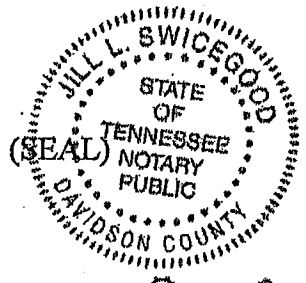
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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