PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 636915 DEEDQC
05/14/2021 03:11:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210514-0065650

W & I Ref: (DM) Title No.: 61846
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stacey Mitchell McGuinn 1105 Grandview Drive Nashville, TN 37204	SAME

TAX MAP PARCEL NUMBERS: 118-13-43

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. McGuinn, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Stacey Mitchell McGuinn** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section One Oriental Golf Club Subdivision, as of record in Plat Book 1424, page 10, Register's office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Stacey Y. Mitchell and Mark A. McGuinn, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Chelius H. Carter, unmarried, dated January 31, 2002 and recorded on February 5, 2002, of record in Doc. No. 20020205-0015543, Register's Office for Davidson County, Tennessee. Stacy Y. Mitchell and Mark A McGuinn subsequently married one another. By Final Decree of the Fourth Circuit court for Davidson County, Tennessee, Docket No. 10D-336, Stacey Mitchell McGuinn and Mark Albert McGuinn were divorced.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as 1105 Grandview Drive, Nashville, TN 37204

WITNESS THE EXECUTION HEREOF the date reflected in the notary acknowledgment.

Mark A. McGuinn

State of Tennessee

County of Davidson

On this 14th day of May, 2021 before me the undersigned authority, personally appeared Mark A. McGuinn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Sec. 67-4-409(a)(3)(E).

Affiant

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

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary Public

My commission expires: