Karen Johnson Davidson County
Batch# 643109 DEEDQC
05/24/2021 12:00:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210524-0069999

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Nicolette D. Dowling 2032 Leefield Drive Antioch, Tennessee 37013		174-11-0A-538.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after 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 the Marital Dissolution Agreement in that certain case styled Nicolette Denise Dowling v. Ronnie Eugene Dowling, Jr., Davidson County Circuit Court, and the actual consideration given for the transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 7 day of January, 2021.

Notary Public

My Commission Expires: 10/26/2023

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WHEREAS, Ronnie E. Dowling, Jr. ("Grantor") and Nicolette D. Dowling ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Nicolette Denise Dowling v. Ronnie Eugene Dowling, Jr., Davidson County Circuit Court; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Ronnie Eugene Dowling, Jr., the Grantor, does hereby convey, remise, release and forever quitclaim unto Nicolette Denise Dowling, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Being all of Lot No. 117, on the plan of First Amendment Cane Ridge Farms, Phase Three, Section One, according to plat and survey appearing of record in Instrument Number 20070703-0079200, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Nicolette D. Dowling and Ronnie E. Dowling, Wife and Husband, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated June 27, 2013, appearing of record in Instrument Number 20130705-0069634, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20000905-0087103, amended in Instrument Number 20001204-0119093, and in Instrument Number 20010815-0088370, and in Instrument Number 20040319-0031603, and in Instrument Number 20041102-0131848, and in Instrument Number 20100526-0040558; Storm Water Detention Agreement of record in Instrument Number 20050825-0101604, (Phase Three, Section One); Right of Way Easement of record in Instrument Number 20060607-0067535; Transmission Line Easement of record in Book 4428, page 565; Easement to United Telephone Company of record in Instrument Number 20020123-009340, (Phase One); Agreement of Dedication of Easement of record in Book 5078, page 476; Notice of Hold on Building Permits of record in Instrument Number 20100218-0012636, amended in Instrument Number 20100426-0031357; Subject to any creek or branch running through or along the boundary line of subject property; Subject to the minimum building setback lines, public utility and drainage easements, plat notes, and to any and all matters shown on the said plat and survey of record in Instrument Number 20070703-0079200, and to the zoning regulations of the appropriate governmental body; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

This is improved property known as 2032 Leefield Drive, Antioch, TN 37013.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 6 day of JAN, 202[illegible].

RONNIE EUGENE DOWLING, JR.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

RONNIE EUGENE DOWLING, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January, 2021.

Notary Public

My commission expires: 10/2/2023

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY