THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

Karen Johnson Davidson County
Batch# 668112 DEEDQC
06/30/2021 08:24:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210630-0088436

ADDRESS NEW OWNER: **MARY JENNIFER LITTLETON**
1018 W. Kirkland Avenue
Nashville, TN 37216

Send Tax Bills to: **OWNER**

MAP AND PARCEL: **72-2-42.00**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of MARY JENNIFER ALBIN V. BRADLEY CHARLES ALBIN, Docket No. 20D-1976, in the Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Bradley Charles Albin, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Mary Jennifer Littleton (formerly Albin), Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, RICHARDSON SUBDIVISION, BLOCK "A", AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 2, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MAD FOR A MORE PARTICULAR DESCRIPTION OF SIAD PROPERTY.

This the same description as in the previous deed of record

Being the same property conveyed to Bradley C. Albin and Mary J. Albin, Husband and Wife, by Warranty Deed dated November 27, 2013, from Chrysalis Properties. LLC, a Tennessee Limited Liability Company of record, Instrument No. 20131213-0126349, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 1018 Kirkland Avenue, Nashville, TN 37216.

IN TESTIMONY WHEREOF I have executed this instrument this the 1 day of May, 2021.

BRADLEY CHARLES ALBIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within named Bradley Charles Albin, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 1st day of May 2021.

NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/06/23

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA 4-409