This instrument was prepared by:
Randi Susan Benton
Attorney at Law
Legal Aid Society of Middle TN and the Cumberlands

1321 Murfreesboro Pike, Suite 400
Nashville, Tennessee 37217

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on this the 30 day of June 2021, by and between, ARETHA LYNN CUMMINGS, Party of the First Part, of **Nashville, Davidson County, Tennessee**, and HAROLD F. CUMMINGS, Party of the Second Part of Goodlettsville, Davidson County, Tennessee.

W I T N E S S E T H:

THAT, PURSUANT TO THE PARTIES' FINAL DECREE OF DIVORCE entered in the Third Circuit Court for Davidson County, Tennessee, case no. 20D1672, the Party of the First Part does hereby convey and quit claim unto the Party of the Second Part all of her right, title and interest in and to the following described real property, to wit:

Land in Davidson County, Tennessee, being lot 38 on the Final Plan of Section One, Emerald Cove, a Planned Unit Development of record in Plat Book 6900, pages 629-631, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

This being the same property conveyed to HAROLD F. CUMMINGS by Quitclaim Deed of his former spouse, ANTOINETTE D. CUMMINGS, by virtue of a deed dated 11/24/2015, recorded 2/12/2016 in deed as Instrument No. 20160212-0013632, Register's Office of Davidson County Tennessee.

Assessor's Parcel No. 018-12-0A-038.00-C.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 331 Dorr Drive, Goodlettsville, Tennessee

Karen Johnson Davidson County
Batch# 669084 DEEDQC
07/01/2021 09:05:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210701-0089020

37072.

This legal description is the same as the previous deed of record provided by the parties.

In Testimony whereof the Party of the First Part has hereunto set her signature this day and date first written above.

Aretha Lynn Cummings
ARETHA LYNN CUMMINGS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, ARETHA LYNN CUMMINGS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS MY HAND this 30 day of JUNE, 2021.

NOTARY PUBLIC
My Commission Expires: 9/7/21

O. F. WALLACE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of Property:

331 Dorr Drive, Goodlettsville, Tennessee 37072.

New own Harold Cummings
331 Dorr Drive
Goodlettsville, TN. 37072

tax bills sent to

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

This transfer is in implementation of a property settlement agreement between divorcing parties.

Aretha Lynn Cummings
ARETHA LYNN CUMMINGS

Subscribed and sworn before me this the 30 day of JUNE, 2021.

NOTARY PUBLIC
My Commission Expires: 9/7/21

O. F. WALLACE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY