Karen Johnson Davidson County
Batch# 678777 DEEDQC
07/19/2021 10:01:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210719-0096313

NEW OWNER:
Lucas Buchholz

SEND TAX BILLS TO:
Lucas Buchholz
2776 Alvin Sperry Pass
Mount Juliet, TN 37122

MAP/GROUP/PARCEL
110030A08200CO

THIS INSTRUMENT PREPARED BY:
T. Ryan Rumfelt, Attorney at Law
541 N. Mount Juliet Road, Ste 2203B
Mount Juliet, Tennessee 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATON SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND T. RYAN RUMFELT, ATTORNEY, SHALL NOT BE RESPONSBILE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties and for other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **COURTNEY BUCHHOLZ**, ("Grantor") has remised, released, transferred, and conveyed and by these presents does bargain, remise, release, transfer, and convey and forever quitclaim unto **LUCAS BUCHHOLZ** ("Grantee"), his heirs and assigns, forever, all of her right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee bound and described as follows, to-wit:

Being land in Davidson County, Tennessee, Lot No. 82, on the Plan of Final Phase 3, Lakeside Meadows, of record in instrument 20150406-0029421, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Lucas Buchholz and Courtney Buchholz, husband and wife, by Frank Batson Homes, Inc, dated July 24, 2015, and filed of record on July 27, 2015, at 9:22A.M., Instrument Number 20150727-0073340, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank Batson Homes, Inc, by deed from Lakeside Meadows, LLC, of record in instrument 20150413-0332204, dated April 10, 2015, said Register's Office.

This conveyance is subject to restrictions and By-Laws of record in Instrument 20080731-0078498, as amended in Instrument 20110927-0074551, said Register's Office.

This is improved property known as 2776 Alvin Sperry Pass, Mount Juliet, TN 37122.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties. As such, this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 12th day of July, 2021.

COURTNEY BUCHHOLZ

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned notary in and for the state and county listed above, COURTNEY BUCHHOLZ, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and affirmed that he signed and executed the foregoing QUITCLAIM DEED for the purposes therein contained

.

Sworn to and subscribed before me this 12th day of July, 2021.

My commission expires: _____

ROCHELLE MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 11-19-2022

Notary Public