Karen Johnson Davidson County
Batch# 683609 DEEDQC
07/26/2021 01:27:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210726-0100014

QUITCLAIM DEED

FROM: LEVEN BRIDGES PROPERTIES, LLC

TO: NANCEY NEELLEY HICKS

This instrument was prepared by:
Virginia J. Connell, Esq.
MTR Family Law, PLLC
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Nancy Neelley Hicks
1702A 14th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
Nancy Neelley Hicks
1702A 14th Avenue North
Nashville, TN 37208

MAP-PARCEL NO.
081-11-0-431.00

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being 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 a Marital Dissolution Agreement in that certain case styled NANCY NEELLEY HICKS VS ROBBY LEE HICKS Circuit Court for Davidson County, Tennessee, Docket No. 21D275 and that there was no consideration given for the transfer.

Nancy Neelley Hicks
NANCY NEELLEY HICKS, Grantee

MIRANDA YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me, this the 23rd day of July, 2021.

Miranda Young
NOTARY PUBLIC

My Commission Expires Nov. 8, 2022

My Commission Expires: 11-8-2022

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, **LEVEN BRIDGES PROPERTIES, LLC** has bargained and sold, and by these presents does quitclaim unto the said **NANCY NEELLEY HICKS**, her heirs, successors and assigns, all of its right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 48 feet front and 53 feet rear of the southerly 88 feet front and 91 feet rear of the westerly 118 feet, more or less, of Lot Number 198 on the Map of McGavock, Wetmore and Others' Addition, as of record in Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, and described as follows: Beginning at a point in the easterly margin of 14th Avenue North, said point being 40 feet north of the intersection of Wheless Street and 14th Avenue North; thence easterly along a line parallel to Wheless Street, 118 feet, more or less, to a point in the rear line of the property conveyed to Edwin B. Raskin by Deed of record in Book 2484, Page 21, said Register' Office; thence northerly and parallel to 14th Avenue North, 53 feet to a point; thence westerly along a line 118 feet, more or less, to a point in the easterly margin of 14th Avenue North, said point being 88 feet north of the intersection of Wheless Street and 14th Avenue North; thence southerly along the said margin of 14th Avenue North, 48 feet to the point of beginning, together with an Easement for a Sewer Line as referred to in the Deed of record in Book 2490, Page 437, said Register's Office.

Being the same property conveyed to Leven Bridges Properties, LLC, A Tennessee Limited Liability Company by Deed from Fred Lee Collier, a widower, dated January 29, 2015, recorded February 4, 2015 of record in Instrument No. 20150204-0010619, in the Register of Deeds for Davidson County, TN.

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

Subject to any and all plats, easements, restrictions and other matters of record.
All future taxes will be assumed by the Grantee herein.

This is improved property known 1702 14th Avenue N, Nashville, TN 37208

WITNESS my hand, this 23 day of July, 2021.

ROBBY LEE HICKS, OWNER OF
LEVEN BRIDGES PROPERTIES, LLC, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, the within named ROBBY LEE HICKS, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ROBBY LEE HICKS, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), TN (State), this the 23 day of July, 2021.

Notary Public

My Commission Expires: 11-8-2022

MIRANDA YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.