This instrument was prepared by:
Jacqueline B. Dixon
Weatherly & Dixon, PLLC
424 Church Street
Suite 2260 Fifth Third Center
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 684822 **DEEDQC**
07/27/2021 03:40:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210727-0101125

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Michael Avrit 2943 Walnut Crest Drive Antioch, TN 37013	Same	15009003000

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

JACQUELINE B. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SWORN TO AND SUBSCRIBED before me this 7th day of July 2021.

NOTARY PUBLIC
My Commission Expires: March 6, 2024

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on July 7, 2021, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Miriam Avrit v. Michael Avrit*, Docket Number 20D968, Miriam Katherine Avrit, a/k/a Miriam Avrit, has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Michael Avrit, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot 156 on the Plan of Forest View Park, Section I, of record in Book 3700, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Avrit and wife, Miriam Katherine Avrit, by Warranty Deed from Morris C. Litton and wife, Mary A. Litton, of record in Instrument No. 20120113-0003570, dated January 13, 2012, Register's Office for said County.

This property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2021 and subsequent years which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, page 109, Register's Office Davidson County, Tennessee.
- Easement of record in Book 4347, page 538, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2942 Walnut Crest Drive, Antioch, TN 37013

JACQUELINE B. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Miriam Katherine Avrit

STATE OF TENNESSEE
COUNTY OF DAVIDSON]

Personally appeared before me, Joequeline B. Dixon Notary Public in and for said County and State, the within named Miriam Katherine Avrit, with whom I am personally acquainted, and who acknowledged that she he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July 2021.

NOTARY PUBLIC
My Commission Expires: March 6, 2024

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.