Karen Johnson Davidson County
Batch# 688100 DEEDQC
07/30/2021 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210730-0103155

QUITCLAIM DEED

FROM: Bryan James Stephens
265 King Arthur Circle
Franklin, TN 37067

This Instrument was Prepared by:
Cathy Speers Johnson
Thompson Burton PLLC
1801 West End Ave., #1550
Nashville, Tennessee 37203

TO: Nicole Anna Aquila
1803 Broadway #509
Nashville, TN 37203

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Nicole Anna Aquila 1803 Broadway #509 Nashville, TN 37203	Same	Map 092-16-0-D Parcel 509.00 CO

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 Divorce Decree and Marital Dissolution Agreement in that certain case styled *Nicole Anna Aquila v. Bryan James Stephens,* Civil Action No. 20CV-49969, Chancery Court for Williamson County, Tennessee, and that there was no other consideration given for the transfer.

Nicole Anna Aquila, Affiant

JENNIFER DANA DONALDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 5, 2025

Sworn to and subscribed before me, this the 20th day of July, 2021.

Notary Public

My Commission Expires: May 5, 2025

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled *Nicole Anna Aquila v. Bryan James Stephens,* Civil Action No.

20CV-49969, Chancery Court for Williamson County, Tennessee Accordingly, Bryan James Stephens does hereby quitclaim unto the said **NICOLE ANNA AQUILA,** her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 509 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ASCM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Register's Office, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .53% interest in the Common Elements of the Bristol on Broadway Condominium.
>
> Together with one parking stall #164.
>
> Being the same property conveyed to Bryan J. Stephens, an unmarried man, by Ellen Stephens, a married woman, by Quitclaim Deed dated April 2, 2008, and recorded April 16, 2008 as Instrument No. 20080416-0038272, Register's Office for Davidson County, Tennessee.

Witness my hand this 21ST day of JULY, 2021.

BRYAN JAMES STEPHENS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, SARA ANN BOYD SMITH, a Notary Public of said County and State, BRYAN JAMES STEPHENS, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 21ST day of JULY, 2021.

NOTARY PUBLIC

My Commission Expires: 10/24/2024

SARA ANN BOYD SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202107300103155

TRUE COPY CERTIFICATION

I, Carole M. Maxson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 21, 2021** (date of document).

Carole M. Maxson

7/30/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 7/30/21, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11.5.24

