This Form furnished by:
SIEW-LING SHEA, ATTORNEY
ROGERS, SHEA & SPANOS
2205 STATE STREET
NASHVILLE, TENNESSEE 37203
(615) 320-0600 (Telephone)

Karen Johnson Davidson County
Batch# 688223 DEEDQC
08/02/2021 09:51:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210802-0103322

FROM:
CAROL LORELLI GALUTEN

TO:
ALVIN BERYL GALUTEN

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Alvin Beryl Galuten 1220 Knox Valley Drive Brentwood, Tennessee 37027	Same	Parcel ID: 117-07-0-C 126.00 CO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Chancery Court for Williamson County, Tennessee, Docket No. 20CV-49207W

ALVIN BERYL GALUTEN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2021.

Zelma Cantrell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-8-2022.

(AFFIX SEAL)

ZELMA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

This Instrument Prepared By:

SIEW-LING SHEA, ATTORNEY
ROGERS, SHEA & SPANOS
2205 STATE STREET,
NASHVILLE, TN 37203.
(615) 320-0600 (Telephone)

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Warranty Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **CAROL LORELLI GALUTEN**, do hereby Quitclaim to **ALVIN BERYL GALUTEN**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

A certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 126, HAMPTON PLACE TOWNHOMES, as shown on plat of record in Plat Book 5200, Page 421, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Earl G. Sousoulas and Daniel Eric Norwood, as tenants in common with rights of survivorship, by Warranty Deed from F. Charles Maynard Jr. and wife, Martha B. Bills-Maynard, recorded on the 20th day of October, 2004, in instrument No. 20041020-0126290, in the Register's Office of Davidson County, Tennessee. The said Earl G. Sousoulas having since died on February 13, 2006.

Being the same property conveyed to Alvin Galuten, a married man, by Warranty Deed from Daniel Eric Norwood, recorded on the 8th day of June, 2006, Instrument No.: 20060608-0068071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5891, page 897; Book 5894, page 756, Book 7570, page 314; and Book 7866, page 388, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable Governmental and Zoning regulations and Easements; and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Chancery Court for Williamson County, Tennessee, Docket No. 20CV-49207W.

This is improved property known as 126 Hampton Place, Nashville, Tennessee 37215.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of JULY, 2021.

Carol Lorelli Galuten

CAROL LORELLI GALUTEN

STATE OF ~~TENNESSEE~~ } Alabama
COUNTY OF Jefferson}

Personally appeared before me, Jean Choung

Notary Public in and for said County and State, the within named, CAROL LORELLI GALUTEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Birmingham, AL **~~Tennessee;~~** Jefferson **County, on this the** 15th **day of** July, 2021.

NOTARY PUBLIC

JEAN W. CHOUNG
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 02-02-2025

My Commission Expires: 02/02/25.
DATE