Karen Johnson Davidson County
Batch# 689138 DEEDQC
08/03/2021 08:42:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210803-0103902

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Marnie C. Ferree 3507 Richards Street Nashville, TN 37215	Same	117 12 0 006.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The undersigned, after 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 the Marital Dissolution Agreement in that certain case styled Marnie C. Ferree v. David A. Ferree, Davidson County Third Circuit Court No. 21D-539, and the actual consideration given for the transfer is $0.00.

Marnie C. Ferree
Affiant

SUBSCRIBED AND SWORN TO before me this 27 day of July 2021.

RACHEL S. UPSHAW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/6/2024

WHEREAS, David A. Ferree ("Grantor") and Marnie C. Ferree ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Marnie C. Ferree v. David A. Ferree, Davidson County Third Circuit Court No. 21D-539; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, David A. Ferree, the Grantor, does hereby convey, remise, release and forever quitclaim unto Marnie C. Ferree, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

LAND in Davidson County, Tennessee, being a portion of Lot No. 44 on the Map of Noel's Subdivision of Watkins Grove, not of record, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Richards Street, formerly Avenue, said point being 14 feet northwardly from the original southeasterly corner of said Lot No. 44, said point also being the northeasterly corner of the property acquired by David K. Smith, et. ux. by Decree of the Chancery Court for said County, Tennessee Rule No. 92525, a certified copy of which is of record in Book 5751, Page 574, said Register's Office; thence northwardly with the westerly margin of said street, 186 feet to the southeasterly corner of Lot No. 43 of said Subdivision; thence leaving the westerly margin of said street, westwardly 200 feet to a point, thence southwardly 186 feet to Smith's northwesterly corner, thence with Smith's northerly line eastwardly 200 feet to the point of beginning.

BEING the same property conveyed to David A. Ferree and spouse, Marnie C. Ferree, by Warranty Deed from Jerry L. Thompson and spouse, Doris S. Thompson, of record in Book 8753, Page 948, Register's Office for Davidson County, Tennessee.

This is improved property known as 3507 Richards Street, Nashville, Tennessee 37215.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 27th day of July, 2021.

David A. Ferree

DAVID A. FERREE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

DAVID A. FERREE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2021.

Jaclin Batt

Notary Public

My commission expires: 9/6/22

JACLIN BATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY