Karen Johnson Davidson County
Batch# 695611 DEEDQC
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Fees: $12.00 Taxes: $0.00
20210811-0108558

THIS INSTRUMENT HAS BEEN PREPARED BY:
JACQUELINE O. KITTRELL, ATTORNEY AT LAW
6420 Strawberry Plains Pike
Knoxville, TN 37914
(865) 684-9843

QUIT CLAIM DEED

THIS INDENTURE, made this 19th day of August, A.D. 2021, between

NICHOLAS BECKETT HONICKER, of Hamilton County, in the State of Tennessee, Party of the First Part, and **LESLIE ALISON HONICKER**, of Davidson County, in the State of Tennessee, Party of the Second Part.

WITNESSETH: Pursuant to the Order for Legal Separation, docket no. 21D416, finalized on July 21, 2021 by the Honorable Phillip E. Smith, Judge, Circuit Court for the 20th Judicial District of Tennessee at Davidson County, Tennessee, incorporating the Legal Marital Separation Agreement between the parties, signed by both on June 12, 2021; and

That the said Party of the First Part, and in further consideration of the sum of One Dollar ($1.00) to him in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does hereby bargain, sell, remise, release and QUIT-CLAIM unto the said Party of the Second Part, all of his interest in and to the following described premises, a certain tract or parcel of land, located at 1900 12th Avenue South, Unit #420, Nashville, Tennessee, 37203, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 420, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 21081119-0113627, amended in instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to Nicholas Beckett Honicker and Leslie Alison Honicker, husband and wife, by Mainland Belmont, LLC, a Tennessee limited liability company, Kenneth M. Larish, signatory, Manager, Mainland Asset Management LLC, a Tennessee limited liability company, and signatory for Mainland Belmont, LLC, a Tennessee limited liability company, by Special Warranty Deed dated March 20, 2020, in Davidson County, Tennessee, instrument Number 20200324-0032055, recorded 03/24/2020 in the Register's Office for Davidson County.

And all the estate, right, title and interest of the Party of the First Part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein to have and to hold the said premises to the said Party of the Second Part, her heirs and assigns forever.

TRANSFER TAX is exempted pursuant to T.C.A. 67-4-409 (a)(1), as an adjustment of property rights between married spouses and co-owners pursuant to a legal separation decree, as referenced above, finalized July 21, 2021.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO STATUS OF TITLE OR MATTERS OF SURVEY. THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR CURRENT SURVEY FROM

INFORMATION PROVIDED BY THE PARTIES HEREIN.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number, and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:

_____ (L.S.) Thomas C. Quillen (L.S)
Witness Witness

_____ (L.S.)
Nicholas Beckett Honicker

STATE of Tennessee)
) ss
COUNTY of Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County, the within named grantor, NICHOLAS BECKETT HONICKER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the person within named and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of August, A.D. 2021.

Linda M. Greywitt
Notary Public

My commission expires: 09-14-2021

LINDA M. GREYWITT
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

PROPERTY KNOWN AS:
1900 12th Avenue South, Unit #420
Nashville, TN 37203

RESPONSIBLE TAXPAYER & PROPERTY OWNER:
Leslie Alison Honicker
1900 12th Avenue South, Unit #420
Nashville, TN 37203