Karen Johnson Davidson County
Batch# 697544 DEEDQC
08/13/2021 04:06:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210813-0109903

THIS INSTRUMENT WAS PREPARED BY
Lindsey C. Davis, Attorney
Digby Family Law, PLC
5123 Virginia Way, Suite C22
Brentwood, TN 37027

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.
The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Aureille	**BB&T Mortgage Tax Admin. Dept**	
(Name)	(Name)	**126 16 OA 325.00 CO**
7545 Woodstream Drive	**P.O. Box 2387**	
(Address)	(Address)	
Nashville, Tennessee 37221	**Greeneville, SC 29602-2387**	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to Tennessee Code Annotated § 67-4-409(E)(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case, styled **VIVIANA QUEZADA AUREILLE v. ERIC JEAN AUREILLE,** Davidson County Circuit Court, Docket Number 20D-1452. Accordingly, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **VIVIANA QUEZADA AUREILLE** (formerly known as Marcia V. Quezada) hereby quitclaim and convey to **ERIC JEAN AUREILLE** all the right, title, and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to wit:

BEING Lot No. 212, on the Plan of Final Plat of Riverwalk, Phase 2-C, of record in instrument No. 20040130-0011799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Susan H. Balthrop, unmarried by Warranty Deed from The Jones Company of Tennessee, L.L.C. dated March 31, 2005, of record in Instrument No. 20050404-0036499, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Eric Aureille and wife, Marcia V. Quezada, as tenants by the entirety by Warranty Deed from Susan H. Balthrop, unmarried, dated July 19, 2013, of record in Instrument No. 20130723-0076050, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 7545 Woodstream Drive, Nashville, TN 37221.

IN WITNESS WHEREOF, this instrument to be executed on this the 28 day of July, 2021.

VIVIANA QUEZADA AUREILLE

STATE of TENNESSEE)
COUNTY of Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State aforesaid, the within named bargainor, VIVIANA QUEZADA AUREILLE, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 28 day of July, 2021.

Notary Public

My commission expires: 1-6-2025

TAMMY S. BECKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY