Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, Tennessee 37027

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 702358 DEEDQC
08/23/2021 09:57:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210823-0113360

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Kelsea Nicole Whitley 772 Howse Avenue Nashville, TN 37115	New Owner	052-10-0-003.00

For and in consideration of the terms of the Final Decree of Divorce entered on May 2, 2017, in the Circuit Court for Davidson County, Tennessee, Docket No. 15D1567, **Justin Robert Whitley, a single man**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Kelsea Nicole Whitley, a single woman**, all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being a part of the R.L. Alexander Tract of 18.84 acres, of part of the 11.B. Chadwell Tract, and also being part of Lot No. 30 of the A.B. Chadwell Tract, as of record in Book 421, page 61, and described according to a survey made by T.R. Sanford, dated July 16, 1965, as follows:

Beginning at a point in the westerly margin of Howse Avenue, 2329 feet, more or less, from the center line of Neely's Bend Road; thence along Howse Avenue, south 1 degrees 01 minutes west 142 feet to a point in a fence line; thence with said fence in a westerly direction 90 feet, more or less to the Tract marked "Fleming" on said curve; thence with Fleming's east line and with a fence, north 20 degrees 30 minutes west 189 feet to a point; thence south 88 degrees 59 minutes east, 152.04 feet to the beginning.

Being the same property conveyed to Kelsea Whitley and husband Justin Whitley by Warranty deed from Mary E. Donoho, unmarried of record in Instrument No. 20141030-0100041 Register's Office for Davidson County, Tennessee, dated October 22, 2014 and recorded cn October 30, 2014.

Justin Robert Whitley and Justin Whitley are one and the same person.

Kelsea Nicole Whitley and Kelsea Whitley are one and the same person.

This is improved property known as **772 Howse Ave, Madison, Tennessee 37115.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 13 day of August, 2021.

GRANTOR:

Justin Robert Whitley

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Justin Robert Whitley**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of August, 2021

NOTARY PUBLIC
My Commission Expires: 8/8/24

HANNAH YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF PUTNAM

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Subscribed and sworn to before me, this 13 day of August, 2021

NOTARY PUBLIC
My Commission Expires: 8/8/24

HANNAH YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY