Karen Johnson Davidson County
Batch# 703035 DEEDQC
08/23/2021 02:49:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210823-0113785

QUITCLAIM DEED

FROM: Kristin Lindsay Melcher, being one and the same as Kristin Melcher Weiss

TO: Anne Nicholas Weiss

This instrument was prepared by:
Marlene Eskind Moses, Esq.
Marissa Moses Russ, Esq.
Sadie R. Davis, Esq.
205 23rd Avenue North

ADDRESS NEW OWNER:
Anne Nicholas Weiss
1717 Woodland Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Anne Nicholas Weiss

MAP-PARCEL NO.
08310030700

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being 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 a Marital Dissolution Agreement in that certain case styled ANNE NICHOLAS WEISS v. KRISTIN MELCHER WEISS, Third Circuit Court for Davidson County, Tennessee, Docket No. 20D-6 and that there was no consideration given for the transfer.

ANNE NICHOLAS WEISS, Grantee

Sworn to and subscribed before me, this the 2nd day of AUGUST, 2021.

Cheryl Blay
NOTARY PUBLIC

My Commission Expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Third Circuit Court for Davidson County, Tennessee, **KRISTIN LINDSAY MELCHER,** being one and the same as **KRISTIN MELCHER WEISS** has bargained and sold, and by these presents does quitclaim unto the said **ANNE NICHOLAS WEISS**, her heirs, successors and assigns, all of **KRISTIN LINDSAY MELCHER'S** (being one and the same as **KRISTIN MELCHER WEISS)** right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 55, "LOCKELAND" A SUBDIVISION OF THE CHADWELL HOME PLACE IN EAST NASHVILLE, as shown on plat of record in Plat Book 57, Page 135, 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 Anne Nicholas Weiss, an unmarried woman, from Garafola Properties, A Tennessee Limited Liability Company, by Warranty Deed recorded September 23, 2014, as evidenced by Instrument No. 20140923-0087197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Plat Book 57, Page(s) 135 and any and all existing easements and restrictions as shown of record not stated herein.

This is improved property, known as 1717 Woodland Street, Nashville, Tennessee 37206.

WITNESS my hand, this 2 day of August, 2021.

KRISTIN LINDSAY MELCHER, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, Cheryl Blay (Notary Public), the within named Kristin Lindsay Melcher, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Kristin Lindsay Melcher, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashvil (City), Tennesse (State), on this the 2 day of August, 2021.

Notary Public

My Commission Expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.