Karen Johnson Davidson County
Batch# 705613 DEEDQC
08/27/2021 08:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0115652

QUITCLAIM DEED

FROM: Peter S. Magargee

TO: Holly Louise Brown
2109 Hampton Avenue
Nashville, TN 37215

This Instrument was Prepared by:
Cathy Speers Johnson
Thompson Burton PLLC
1801 West End Ave. #1550
Nashville, TN 37203

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Holly Louise Brown 2109 Hampton Avenue Nashville, TN 37215	Same	117-06-0-113.00

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 Divorce Decree and Marital Dissolution Agreement in that certain case styled **Holly Brown Magargee v. Peter Sean Magargee, Civil Action No. 15D-1276, Fourth Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Peter Sean Magargee, Affiant

DAVID KEITH BRADLEY-WILKERSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE EXPIRES 7-3-2023

Sworn to and subscribed before me, this the 20 day of July, 2021.

Notary Public

My Commission Expires: 07/03/2023

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Holly Brown Magargee v. Peter Sean Magargee, Civil**

Action No. 15D-1276, Fourth Circuit Court for Davidson County, Tennessee. Accordingly, Peter Sean Magargee does hereby quitclaim unto the said Holly Louise Brown, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee being part of the original Lot No. 2 on the Map of Samuel Watkin's Plan of Lots, of record in Book 57, page 16, Register's Office for Davidson County, Tennessee, and being known as the east 110 feet of Lot No. 20 and the west 15 feet of the north part of Lot No. 39, Hillsboro Heights, not of record and described according to a copy of a survey thereof, made in May 1919, by W.B. Southgate, Surveyor, and survey dated April 25, 1997 by the Edge Group Surveying, Inc., Ernest Medlin, RLS, #283, P.O. Box 3447, Brentwood, Tennessee 37024, as follows:
>
> Beginning on the southerly margin of Hampton Avenue, 790 feet east of the center of line of 23rd Avenue South; thence with the southerly margin of Hampton Avenue, easterly 125 feet; thence southerly 340 feet; thence westerly 125 feet; thence northerly 340 feet to the point of beginning.
>
> Being the same property conveyed to Peter S. and Holly B. Magargee by Warranty Deed dated January 29, 2003 from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, of record in Instrument No. 20030205-0015812 said Register's Office for Davidson County, Tennessee. This is real property known as 2109 Hampton Avenue, Nashville, TN 37205.

Witness my hand this 20 day of July, 2021.

Peter Sean Magargee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, David Keith Bradley-Wilkerson Notary Public of said County and State, Peter Sean Magargee, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 07/03/2023

DAVID KEITH BRADLEY-WILKERSON NOTARY PUBLIC TENNESSEE EXPIRES July 3, 2023 DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jackie R. Dusek, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 20, 2021** (date of document).

Jackie R. Dusek

Jackie R. Dusek

8/25/21

Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 8/25/21, before me, the undersigned, personally appeared Jackie R. Dusek, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11.5.24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024