Karen Johnson Davidson County
Batch# 706532 DEEDQC
08/30/2021 10:26:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210830-0116456

Prepared By: Name: Kristen Menke Law, PLLC Address: 4235 Hillsboro Pike, Suite 300 City/State: Nashville, Tennessee 37215	
QUIT CLAIM DEED	Map-Parcel Numbers: 142 14 0 072.00
After Recording Return To: Name: Kathryn Lynch Erwin Address: 734 Harpeth Knoll Road City/State: Nashville, Tennessee 37221	**Send Tax Bill To:** Owner Name: Kathryn Lynch Erwin Address: 734 Harpeth Knoll Road City/State: Nashville, Tennessee 37221

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JASON GRALING ERWIN, an unmarried man, hereinafter known as the "Grantor", hereby grants, remises, releases, conveys and confirms unto KATHRYN LYNCH ERWIN, an unmarried woman, hereinafter known as the "Grantee, their heirs and assigns," all the rights, title, interest and claim in and of his interest in 734 Harpeth Knoll Road, Nashville, Tennessee 37221, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 211 on the Plan of Section 11, Harpeth Valley Park, of record in Book 3700, Page 129, Register's Office for said County.

Said Lot No. 211 fronts 85 feet on the easterly side of Harpeth Knoll Road, and extends back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to James M. Lynch and wife, Patricia N. Lynch by deed from Proctor Homes, Inc., a Tennessee Corporation with its principal office and place of business at Murfreesboro, Tennessee, dated September 20, 1968, recorded October 11, 1968, in Book 4276, Page 988, Register's Office for Davidson County, Tennessee, James M. Lynch having since died.

Being the same property conveyed by quitclaim deed from Patricia N. Lynch to Kathryn Lynch Erwin and husband, Jason Graling Erwin, dated July 11, 2013, and recorded July 12, 2013, in Plat Book 10, Page 3, and Deed Book ~~418~~, page ~~552~~, Register's Office for Davidson County, Tennessee. 20130712-0072415

Said real estate, together with all appurtenances, estate, right, title and interest in and to the above-described property, being conveyed to Grantee KATHRYN LYNCH ERWIN, her heirs, administrators, executors, and assigns forever, pursuant to a domestic settlement decree, to wit: Final Decree of Divorce, entered June 9, 2021, Case Name: Kathryn L. Erwin v. Jason G. Erwin, Third Circuit Court, Davidson County, Tennessee, Case Number: 20D377.

JASON GRALING ERWIN, GRANTOR

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Personally appeared before me, a Notary Public of said County and State, JASON GRALING ERWIN, the within named Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

SWORN to and subscribed before me this 23 day of August 2021.

NOTARY PUBLIC

My Commission Expires: May 9 2023

LISA H. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023