Karen Johnson Davidson County
Batch# 707479 DEEDQC
08/31/2021 11:46:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210831-0117252

QUITCLAIM DEED

FROM: MICHAEL CURTIS CIAN

TO: LAURIE HARRIS CIAN

This Instrument was Prepared by:
Ansley Owens Tillett, Esq.
MTR Family Law, PLLC
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:
Laurie Harris Cian
4921 Kentucky Ave
Nashville, TN 37209

SEND TAX BILLS TO:
Laurie Harris Cian
4921 Kentucky Ave
Nashville, TN 37209

MAP-PARCEL NO.:
091070Z00100CO

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF _____)

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 **Michael Curtis Cian v. Laurie Harris Cian** in the Third Circuit Court for Davidson County, Tennessee, Docket No. 19D-434 and that there was no consideration given for the transfer.

KAYLA GARNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LAURIE HARRIS CIAN

Sworn to and subscribed before me, this the 27th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: 1/8/2024

This transaction is exempt from tax pursuant to T.C.A. §67-4-409 (a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case **Michael Curtis Cian v. Laurie Harris Cian** in the Third Circuit Court for Davidson County, Tennessee, Docket No. 19D-434. Accordingly, **MICHAEL CURTIS CIAN** has bargained and sold, and by these presents does transfer and quitclaim to **LAURIE HARRIS CIAN**, 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 Unit No. A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5001 Kentucky Avenue Townhouse, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150811-0080442, which is a planned unit development, and By-Laws attached thereto, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Catherine L. Dozier, an unmarried woman, and Thomas A. Dozier, Jr., a married man, as tenants in common with right of survivorship, by deed from 5001 Kentucky, LLC, a Tennessee limited liability company, of record in Instrument No. 20150504-0040036, Register's Office for Davidson County, Tennessee. By Quitclaim Deed Catherine L. Dozier conveyed all right, title and interest unto Thomas A. Dozier, Jr. and wife, Rita Dozier, of record in Instrument No. 20150828-0087555, Register's Office for Davidson County, Tennessee.

Being the same property transferred and conveyed to Michael Cian and wife, Laurie Cian, by deed from Thomas A. Dozier, Jr. and wife, Rita Dozier dated June 15, 2016 of record in Instrument No. 20160615-0060676, Register's Office for Davidson County, Tennessee.

Legal description obtained from prior deed.

This conveyance is subject to: all covenants, easements, restrictions and other matters of record.

This is improved property known as: **4921 Kentucky Avenue, Nashville, Tennessee 37209**

WITNESS my hand, this 21st day of October, 2020.

MICHAEL CURTIS CIAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, Michael Curtis Cian, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of October, 2020.

NOTARY PUBLIC
My Commission Expires: 3/8/21

TREVOR CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2021

DISCLAIMER

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER. THERE HAS BEEN NO TITLE SEARCH OR EXAMINATION TO DETERMINE OWNERSHIP OR STATUS OF TITLE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.