Karen Johnson Davidson County
Batch# 714892 DEEDQC
09/13/2021 02:03:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210913-0122417

# QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

| Address New Owner as Follows: | Send Tax Bills to: | Map / Parcel: |
|---|---|---|
| Tamar Rand<br>1710 Red Jacket Drive<br>Antioch, TN 37013 | Same | 173 05 0A 130.00 |

## AFFIDAVIT

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The undersigned, after 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 the Marital Dissolution Agreement in that certain case styled Tamar Rand v. Charvis Wendell Rand, Davidson County Fourth Circuit Court No. 21D-421, and the actual consideration given for the transfer is $0.00.

Tamar Rand
Affiant

SUBSCRIBED AND SWORN TO before me this 9th day of September, 2021.

Joellyn A. Kott
Notary Public

My Commission Expires: 5/9/2023

JOELLYN A. KOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEREAS, Charvis Wendell Rand ("Grantor") and Tamar Rand ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Tamar Rand v. Charvis Wendell Rand, Davidson County Fourth Circuit Court No. 21D-421; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Charvis Wendell Rand, the Grantor, does hereby convey, remise, release and forever quitclaim unto Tamar Rand, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being Unit 130, Barnes Crossing, Phase One, as established under Master Deed of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480, and Amended of record in Instrument Number 20051114-0136938, and further Amended in Instrument Number 20071227-0147998, in the Register's office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tamar F. Rand and husband, Charvis W. Rand, by Quitclaim Deed from Tamar F. Rand (previously known as Tamar F. Poole), of record at Instrument Number 20160929-0102973, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1710 Red Jacket Drive, Antioch, TN 37013.

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.**

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of August, 2021.

**CHARVIS WENDELL RAND**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

CHARVIS WENDELL RAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August 2021.

JEFFREY A. KIENER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 5/7/2024