Karen Johnson Davidson County
Batch# 739702 DEEDQC
10/20/2021 08:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211020-0140483

Prepared by:
Worrick G. Robinson, IV
Attorney at Law
446 James Robertson Pkwy
Nashville, TN 37219
615-726-0900

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is NONE

Luke Rice
AFFIANT

Subscribed and sworn to before me, this the 10 day of February, 2021

Marc Arthur Joseph
NOTARY PUBLIC
My commission expires:
9-02-2024

MARC ARTHUR JOSEPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Luke Rice 101 Lidgate Terrace, Goodlettsville, TN 37072	Same	Map/Parcel 026 07 0 192.00

QUITCLAIM DEED

WHEREAS, **Luke Rice,** ("Grantee") and **Viviana Rice,** ("Grantor") were married as husband and wife and they acquired by prior deed a certain tract of land in Davidson County, Tennessee described herein below:

> Land in Davidson County, Tennessee, being Lot No. 345, Phase 2, Section 3, Windsor Green, as show on plat of record in Plat Book 6900, page 845, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Andrew Michael Jones, an unmarried man, by General Warranty Deed from Lester E. Hardison, widower, dated June 18, 2014, of record in Instrument No. 2014-0620-0054140, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to the following: Easements of record in Book 4377, page 94, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 101 Lidgate Terrace, Goodlettsville, TN 37072.

WHEREAS, pursuant to the Final Decree of Divorce dated, December 16, 2020, entered by the Court in *Luke Rice v. Viviana Rice, Fourth Circuit Court for the State of Tennessee, Davidson County, Docket No. 19D1888,* Grantor and Grantee agreed to the Grantee being awarded 101 Lidgate Terrace, Goodlettsville, TN 37072 as a part of the marital division of real property; and

WHEREAS, in said Final Decree of Divorce, the Court approved the agreement of the parties to Quitclaim all of Grantor's right, title and interest in and to the real property located at 101 Lidgate Terrace, Goodlettsville, TN 37072 to the Grantee as part of the division of the marital estate. To reaffirm the property rights of Grantee's separate property, Grantor agrees to convey all of her right, title and interest in and to the tract of land described herein below to Grantee:

Land in Davidson County, Tennessee, being Lot No. 345, Phase 2, Section 3, Windsor Green, as show on plat of record in Plat Book 6900, page 845, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Michael Jones, an unmarried man, by General Warranty Deed from Lester E. Hardison, widower, dated June 18, 2014, of record in Instrument No. 20140620-0054140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luke Rice and Viviana Rice, by Warranty Deed from Andrew Michael Jones, an unmarried man, dated December 12, 2018, of record in Instrument No. 20181212-0120926, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to the following: Easements of record in Book 4377, page 94, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 101 Lidgate Terrace, Goodlettsville, TN 37072.

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

WITNESS my hand this 27th day of January, 2021.

VIVIANA ALEJANDRA RICE

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VIVIANA ALEJANDRA RICE** the bargainer, 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.

Witness my hand and official seal at ~~Nashville, Tennessee,~~ Fort Lauderdale, Florida on this the 27th day of January, 2021.

CATHERINE L. HAWKINS
Notary Public-State of Florida
Commission # GG 910767
My Commission Expires
September 05, 2023

#GG 910767

NOTARY PUBLIC
My commission expires: 8/5/2023

County Parcel number: 02607019200
Street address of property: 101 Lidgate Ter., Goodlettsville, TN 37072

Oath of Consideration

I or we, Luke Rice, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 50.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 10 day of February, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 10 day of February, 2021.

Marc Arthur Joseph
Notary Public

MARC ARTHUR JOSEPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Monica Cotto, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature Monica Cotto

State of Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Monica Cotto, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Allyn Morgan - Notary's Signature

My Commission Expires: 06/23/2024

Notary Seal

NOTARY PUBLIC STATE OF TEXAS
ALLYN MORGAN
Notary ID #130657662
My Commission Expires
June 23, 2024