Karen Johnson Davidson County
Batch# 741171 DEEDQC
10/21/2021 02:45:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211021-0141586

This Instrument Prepared By:
Patricia A. McDade, Attorney
227 Bridge Street
Franklin, Tennessee 37064
(615) 791-0058

Name and Address of New Owner(s):
Lindsey McAneny
2841 Emery Drive
Nashville, TN 37214

Map/Parcel No.
096-10-0-146.00

Send Tax Statements To:
Same as Owner

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in satisfaction of a certain Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee in the cause of Lindsey Celeste McAneny vs. Scott Christopher McAneny, Number 21D494, I, SCOTT C. McANENY, by these presents do hereby remise, release, quitclaim and convey unto LINDSEY McANENY, her heirs and assigns, all of my right, title and interest which I may have in and to the following described land located and situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 341, on the Plan of Clover Hill, Section No. VI, as shown by plat appearing of record in Plat Book 2133, Page 89, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Scott C. McAneny and wife, Lindsey McAneny by Warranty Deed from Michael D. Zimmerman, unmarried, of record in Instrument Number 200509290116968, Register's Office for Davidson County, Tennessee. Scott C. McAneny and Scott Christopher

McAneny are one and the same person as is Lindsey McAneny and Lindsey Celeste McAneny are one and the same person.

Restrictive Covenants of record in Book 2145, Page 262 and Book 2273, Page 88; Sanitary Sewer, Storm Drainage, Water Main and Appurtenance of record in Book 6297, Page 7; all matters shown on the plan of record in Plat Book 2133, Page 89; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2841 Emery Drive, Nashville, TN 37214.

WITNESS my hand this 29th day of September, 2021.

SCOTT C. McANENY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, the within named SCOTT C. McANENY, bargainor, 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 this instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, on this the 29th day of September, 2021.

(Seal)

NOTARY PUBLIC
My Commission Expires: 2/6/2022

STATE OF TENNESSEE
COUNTY OF Williamson

Transfer tax on this transfer is exempt under the provisions of §67-4-409, et seq., of the Tennessee Code Annotated.

AFFIANT

SWORN to and subscribed before me on this the 29th day of September, 2021.

(Seal)

NOTARY PUBLIC
My Commission Expires: 2/6/2022