Name and Address of New Owner:
Courtney Brooke Talmage
8185 Boone Trace
Nashville, TN 37221

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 752858 DEEDQC
11/10/2021 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211110-0150157

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 126 15 B 279.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gregory Talmage, a single man,** "the Grantor," convey and quitclaim unto **Courtney Brooke Talmage, a single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59 ON THE PLAN OF LEXINGTON POINT SUBDIVISION, SECTION FOUR, A PLANNED SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20021228-01611987, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO GREGGORY TALMAGE AND BROOKE TALMAGE, HUSBAND AND WIFE, BY WARRANTY DEED FROM JENNIFER SELM, A SINGLE PERSON, FORMERLY KNOWN AS JENNIFER TOLBERT, RECORDED ON OCTOBER 31, 2008, OF RECORD IN INSTRUMENT NO. 20081031-0108901, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Greggory Talmage and Gregory Talmage are one and the same person.
Brooke Talmage and Courtney Brook Talmage are one and the same person.
This QuitClaim Deed is pursuant to Final Decree of Divorce, filed November 8, 2016 in the Third Circuit Court for Davidson County, Tennessee, at Nashville.

THIS IS IMPROVED PROPERTY KNOWN AS 8185 BOONE TRACE, NASHVILLE, TN 37221.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of September, 2021.

(SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Gregory M Talmage** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of Sept 2021

SCOTT MEYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My commission expires: 4/2/24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29 day of OCT, 2021.

Notary Public
My commission expires: 1/6/25

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2026

File # 2021-3547

202111100150157

Tennessee Certification of Electronic Document

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on OCT 29 2021 (date of document).

Affiant Signature

NOV 4 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of NOV, 2021.

Notary's Signature

NOTARY SEAL

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25