Karen Johnson Davidson County
Batch# 768529 DEEDQC
12/06/2021 02:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211206-0161467

QUITCLAIM DEED

FROM: ALEXANDRA JEAN LAYSON

TO: KENNETH EDWARD LAYSON

This Instrument was prepared by:
Nashville Law Offices, PLLC
500 Church St, Suite 210
Nashville, TN 37219

Address New Owner:
Kenneth Layson
309 Rural Hill Rd.
Nashville, TN

Send Tax Bills To:
Kenneth Layson
309 Rural Hill Rd.
Nashville, TN 37013

Map & Parcel No.:
149-08-0-009.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being 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 KENNETH EDWARD LAYSON V. ALEXANDRA JEAN LAYSON, Docket No. 21D1432 in the Third Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Kenneth E Layson
KENNETH EDWARD LAYSON

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

NOTARY PUBLIC
My Commission Expires: 1/15/2025

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.

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 KENNETH EDWARD LAYSON V. ALEXANDRA JEAN LAYSON Docket No. 21D1432 Third Circuit Court of Davidson County, Tennessee. Accordingly, Alexandra Jean Layson has bargained and sold, and by these presents does transfer and quitclaim to Kenneth Edward Layson, his heirs, successors, and assigns, all of her 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 all of Lot No. 37, Dorhill Acres, Section Two, as shown on the survey and plat of same appearing of record in Book 2331, page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.
>
> Being the same property conveyed to Dawn Marie Thrasher and husband, Ronnie J. Thrasher, by Warranty Deed from Wylie Properties, LLC, dated April 25, 2006, of record in Instrument No. 20060427-0048072, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Kenneth E. Layson and Alexandra J. Layson, by Warranty Deed from Dawn Marie Thrasher and Ronnie J. Thrasher, dated September 14, 2016, of record in Instrument No. 20160926-0101305, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 309 Rural Hill Rd., Nashville, TN.

Witness my hand this 23 day of November, 2021.

Alexandra Layson
ALEXANDRA JEAN LAYSON

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

Witness my hand and official seal at Sumner County, Tennessee this 23rd day of November, 2021.

Amber C Richardson
NOTARY PUBLIC
My Commission Expires: 10/23/2023

AMBER C RICHARDSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

202112060161467

Certificate of Authenticity

I, Emily G. Pfeiffer, #036156, 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

State of Tennessee

County of Davidson

Personally appeared before me, Trevor Clark, a notary public for this county and state, Emily G. Pfeiffer who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

TREVOR CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 1/6/2026

Notary's Seal (If on paper)