This instrument was prepared by:
Hayes Thomas PLC
214 Second Avenue North, Suite 103
Nashville, TN 37201
(615) 256-2602

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 773570 DEEDQC
12/14/2021 02:16:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211214-0165263

FROM: JOSEPH EDGE ANDERSON

TO: MELANIE KAY MASSEY

ADDRESS NEW OWNER:
752 Adkisson Lane
Nashville, TN 37205-1241

SEND TAX BILLS TO:
Same

MAP & PARCEL NO.:
Map 102-11
Parcel 88

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being 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 a Marital Dissolution Agreement in that certain case styled Melanie Massey Anderson v. Joseph Edge Anderson, Third Circuit Court for Davidson County, Tennessee, Docket No. 21D-1581, and that there was no consideration given for the transfer.

Melanie Kay Massey, Grantee

Sworn to and subscribed before me, this the 14th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 1/3/2023

MARIANNE BAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

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 in that certain case in the Third Circuit Court for Davidson County, Tennessee, Joseph Edge Anderson has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Melanie Massey Anderson, her heirs, successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Final Plat of Adkisson Estates, as of record in Plat Book 7900, Page 706, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Melanie M. Anderson and Joseph E. Anderson, wife and husband, by Warranty Deed dated October 6, 1995 of record in Book 9823, Page 728, Register's Office for said County.

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(615) 256-2602

The physical address of this property is 752 Adkisson Lane, Nashville, TN 37205-1241.

WITNESS my hand, this 30 day of November, 2021.

Joseph Edge Anderson, Grantor

STATE OF New York

COUNTY OF New York

Personally appeared before me, a Notary Public in and for New York County, Samuel Joseph Garcia, the within named Joseph Edge Anderson, the Grantor, 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 New York New York, on this the 30th day of November, 2021.

Notary Public

My Commission Expires: 10/29/2022

SAMUEL JOSEPH GARCIA
NOTARY PUBLIC-STATE OF NEW YORK
Registration No. 01GA6382579
Qualified in Kings County
Commission Exp October 29, 2022

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.