Karen Johnson Davidson County
Batch# 788083 DEEDQC
01/12/2022 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220112-0004109

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Erin Byrum 2719 Heights Circle Dr. Greenbrier, Tennessee 37073	Same as new owner	Map 052-01-0 Parcel 213.01

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For no money consideration, but to comply with our Marital Dissolution Agreement and the resulting Final Decree of Divorce in the case of Erin L. Byrum vs. Jeffrey A. Byrum, Case 2021-CV-225 in the Circuit Court for Robertson County, Tennessee, I, **JEFF BYRUM,** quitclaim and convey to **ERIN BYRUM,** all of my right, title and interest in and to the following property, particularly described as follows:

> Land in Davidson County, Tennessee, being the southerly 76 feet of Lot Nos. 1 and 2 of Block "E" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by E. Medlin and R. Brantley, Surveyors, dated May 23, 1963, as follows:
>
> Said part of Lot Nos. 1 and 2 front 76 feet on the easterly side of Gallavista Avenue and extend back between parallel lines 133.2 feet to a dead line in the rear.
>
> Being the same property conveyed to Jeff Byrum and Erin Byrum, by warranty deed from John C. Bryant, of record as Instrument 20161220-0133603, as corrected by a Scrivener's Affidavit of record as Instrument 20170213-0014942, Register's Office for Davidson County, Tennessee. Jeffrey A. Byrum and Jeff Byrum are the same person. Erin L. Byrum and Erin Byrum are the same person.

This is improved property known as 823 Gallavista Avenue, Madison, Tennessee 37115.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 1/5/2022

Jeff Byrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Jeff Byrum**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 1/5/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Affiant

Sworn to and subscribed before me this date: 1/5/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 5TH day of JANUARY, 2022.

Date: 1-5-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 5TH day of JANUARY, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY