**THIS INSTRUMENT PREPARED BY:**
**JANICE STANLEY WALDEN**
**ATTORNEY AT LAW**
**P. O. BOX 121541**
**ACKLEN STATION**
**NASHVILLE, TN 37212**

Karen Johnson Davidson County
Batch# 795730 DEEDQC
01/26/2022 02:33:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220126-0009532

**ADDRESS NEW OWNER:** **Dominique P. Behague**
**2607 Barton Avenue**
**Nashville, TN 37212**

**Send Tax Bills to:** **New Owner**

**MAP AND PARCEL:** **104-11-232.00**

# QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of DOMINIQUE PARJA BEHAGUE V. CLIVE PATRICK MENTZEL, Docket No. 17D-2045, in the Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Clive P. Mentzel, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Dominique P. Behague, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

***Land in Davidson County, Tennessee, being Lot No. 66 on Map of Bradford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, Page 7, Register's Office of Davidson County, Tennessee.***

This the same description as in the previous deed of record

*Being the same property conveyed to Dominique P. Behague, by Quit Claim Deed dated May 2, 2016, from Clive P. Mentzel, and filed of record in Instrument No. ~~201605-0050228~~, Register's Office for Davidson County, Tennessee.* 20160519-0050228

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 2607 Barton Avenue, Nashville, TN 37212.

IN TESTIMONY WHEREOF I have executed this instrument this the 8th day of October 2018.

**CLIVE P. MENTZEL**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CLIVE P. MENTZEL, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 8th day of October 2018.

**NOTARY PUBLIC**

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires on November 20, 2018.

***This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA 4-409***