Karen Johnson Davidson County
Batch# 796343 DEEDQC
01/27/2022 01:06:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220127-0010036

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
ANGELO CARRUTHERS 2016 WHITNEY CREEK ANTIOCH, TN 37103	NEW OWNER	165-09-0A-086.00-CO

KNOW ALL MEN BY THESE PRESENTS:

That NICOLE MICHELLE CARRUTHERS, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 19D1026 between ANGELO JEROME CARRUTHERS, Plaintiff (being one and the same as ANGELO CARRUTHERS) and NICOLE MICHELLE CARRUTHERS, Defendant, does hereby demise, release, and forever quitclaim unto the said ANGELO CARRUTHERS, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 64, of Section Three, Lakewood Village, a plat of which is of record as Instrument No. 20020321-0034912, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 2016 Whitney Creek, Antioch, TN 37013

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at instrument Number 20070327-0036575 in said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without he befit of a title search and or survey.

Being the same property conveyed to Angelo Carruthers and Nicole Michelle Carruthers, herein by Quit Claim deed dated 8th day of March, 2019, of record at 20190313-0023241 in said Register's Office Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

The said ANGELO CARRUTHERS hereby agrees to pay and agrees to hold NICOLE MICHELLE CARRUTHERS harmless from a Deed of Trust in favor of SWBC Mortgage Corp., said note bearing an original unpaid principal balance of $186,813.00 as evidenced by a Deed of Trust of record filed in Instrument No. 20190313-0023242, recorded on March 13, 2019, in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named NICOLE MICHELLE CARRUTHERS, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

NICOLE MICHELLE CARRUTHERS
Grantor

Sworn to and subscribed before me
this 26 day of January, 2022.
My Commission Expires
January 6, 2025

NOTARY PUBLIC

My Commission expires: _____

TARA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ANGELO CARRUTHERS, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

ANGELO CARRUTHERS
Affiant/Grantee

Sworn to and subscribed before me
this 26 day of January, 2022
My Commission Expires
January 6, 2025

NOTARY PUBLIC

My Commission expires: _____

TARA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared from information provided by the parties involved.