Karen Johnson Davidson County
Batch# 809852 DEEDQC
02/23/2022 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220223-0020491

QUITCLAIM DEED

FROM: JAMES TIMOTHY SOWELL

TO: DENISE AYSEL YARDLEY

This instrument was prepared by:
Virginia J. Connell, Esq.
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Denise Aysel Yardley
109 Bellevue Drive
Nashville, TN 37205

SEND TAX BILLS TO:
Denise Aysel Yardley
109 Bellevue Drive
Nashville, TN 37205

MAP-PARCEL NO.
11614002300

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 JAMES TIMOTHY SOWELL VS DENISE AYSEL YARDLEY Circuit Court for Davidson County, Tennessee, Docket No. 19D76 and that there was no consideration given for the transfer.

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Denise Aysel Yardley
DENISE AYSEL YARDLEY, Grantee

Sworn to and subscribed before me, this the 7th day of February, 2022.

Patricia Nicholls
NOTARY PUBLIC
My Commission Expires: 3/6/24

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Docket No. 19D76, **JAMES TIMOTHY SOWELL,** has bargained and sold, and by these presents does quitclaim unto the said **DENISE AYSEL YARDLEY**, her heirs, successors and assigns, all of his right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Being the Westerly part of Lot No. 24 on the map of the Bransford Realty Company and Johnson Bransford's Subdivision of Part of a 40 acre tract and all of Lot No. 27 and part of Lot No. 28 in Deer Park Subdivision, Belle Meade, the plan of which subdivision is of record in Book 421 Page 67, Register's office for said county.

Said part of Lot No. 24 fronts 100 feet on the Southerly side of Bellevue Drive, South, and extends back 264.5 feet on its Westerly line and 240 feet, more or less, on its Easterly line, to a dead line, and measures 109 feet on the rear line.

Being the same property conveyed to James T. Sowell and wife, Denise A. Yardley from William C. Allen and wife, Judson C. Allen by Warranty Deed legal reference 20090803-0072436 in the Register's Office of Davidson County, Tennessee, dated July 30, 2009, and recorded on August 3, 2009.

Subject to any and all plats, easements, restrictions and other matters of record. All future taxes will be assumed by the Grantee herein. The above legal description is the same as that contained in the previous deed of record.

James Timothy Sowell is one and the same as James T. Sowell. Likewise, Denise A. Yardley is one and the same as Denise Aysel Yardley.

This is improved property known as 109 Bellevue Drive, Nashville, TN 37205.

WITNESS my hand, this 15th day of December, 2021.

James T. Sowell

JAMES T. SOWELL, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, the within named JAMES T. SOWELL, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that JAMES T. SOWELL, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE (City), TN (State), on this the 15th day of DECEMBER, 2021.

JOSHUA V. LINDSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

Notary Public
My Commission Expires: 3-8-2022

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.

Certification of Recorded Documents

I, Karen Suggs, 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 February 7, 2022.

(AFFIANT) – Karen Suggs

02/07/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 7th day of February, 2022.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY