Karen Johnson Davidson County
Batch# 819040 DEEDQC
03/10/2022 10:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220310-0027645

QUITCLAIM DEED

FROM: James Andrew Tooke
2712 Larmon Avenue
Nashville, TN 37204

This Instrument was Prepared by:
Cathy Speers Johnson
Thompson Burton PLLC
1801 West End Avenue, Stet. 1550
Nashville, Tennessee 37203

TO: Ashley J. Wolfe and Daniel T. Wolfe
104 Donna Drive
Madison, TN 37115

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Ashley J. Wolfe and Daniel T. Wolfe	Banterra Bank 3201 Banterra Drive P.O. Box 310 Marion, IL 62959	04216023100

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 Divorce Decree and Marital Dissolution Agreement in that certain case styled **James Andrew Tooke v. Ashley Jean Wolfe, Civil Action No. 21D-1039, Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

SAMANTHA BIRDSALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Ashley Jean Wolfe, Affiant

Sworn to and subscribed before me, this the 25 day of February, 2022

Samantha Birdsall
Notary Public

My Commission Expires: 9-8-2025

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **James Andrew Tooke v. Ashley Jean Wolfe, Civil Action No. 21D-1039, Circuit Court for Davidson County, Tennessee.** Accordingly, James Andrew Tooke does hereby quitclaim unto the said Ashley J. Wolfe and Daniel T. Wolfe, their 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, to wit:

> Being the westerly part of Lot No. 3, on the Plan of the Resubdivision of Lots 3 and 4 of Blair Heights, Section 5, of record in Book 5210, page 355, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Beginning at the northeasterly corner of old Lot No. 3 and the northwesterly corner of old Lot No. 4 (as shown on plat of record in Book 2330, page 55), said beginning point being the northeasterly corner of this parcel, thence North 83 deg. 10' 34" West 119.7 feet along the northerly line of old Lot No. 3 to an iron pin (said pin being located in the northwesterly corner of this parcel); thence South 4 deg. 54' 37" West 150 feet along the westerly line of old Lot No. 3 to a point; thence easterly 116.23 feet to a point in the original lot line dividing old Lot No. 3 and old Lot No. 4; thence northerly along said lot line to the point of beginning, said parcel being adjacent to and immediately north of the present Lot No. 2.
>
> Being the same property conveyed to Ashley J. Wolfe and Daniel T. Wolfe by Warranty Deed from Tim Brown and wife, Cheryl Brown dated September 14, 2015, of record at Instrument Number 20150917-0094512, Register's Office for Davidson County, Tennessee.

Witness my hand this 23 day of Feb., 2022.

JAMES ANDREW TOOKE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Jackie R. Dusek, a Notary Public of said County and State, JAMES ANDREW TOOK E whose identity was 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 Nashville, Tennessee, this 23rd day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 1-31-23

JACKIE R. DUSEK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY, TENN.

202203100027645

TRUE COPY CERTIFICATION

I, Jackie Dusek, 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 25, 2022 (date of document).

Jackie Dusek

Jackie Dusek

3-2-2022

Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 3-2-2022 . before me, the undersigned, personally appeared Jackie Dusek, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 3-25-24

