Karen Johnson Davidson County
Batch# 819302 DEEDQC
03/10/2022 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220310-0027980

QUITCLAIM DEED

FROM: ERIN E. BARTON

TO: DANIEL J. ANTONELLIS

This instrument Was Prepared by:
Brenton H. Lankford, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Daniel J. Antonellis 912 Montrose Avenue Nashville, TN 37204	Daniel J. Antonellis 912 Montrose Avenue Nashville, TN 37204	118 01 0 311.00

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 **Erin Elizabeth Barton v. Daniel Joseph Antonellis, Civil Action No. 21D-1421, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec 21, 2024
COUNTY OF WILLIAMSON

Affiant

Sworn to and subscribed before me, this the 24th day of February, 2022.

Notary Public

My Commission Expires: 12/21/2024

AN140N:212486:1513573:1

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 **Erin Elizabeth Barton v. Daniel Joseph Antonellis, Civil Action No. 21D-1421, Fourth Circuit Court of Davidson County, Tennessee**. Accordingly, **Erin E. Barton** does hereby quitclaim unto the said **Daniel J. Antonellis**, his heirs, successors, and assigns, all of her 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:

> Land in Davidson County, Tennessee, being Lot No. 143 on the Map of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Daniel J. Antonellis and Erin E. Barton, by deed from Jason A. Morant and Brianna Morant dated May 6, 2013 of record in Instrument No. 20130506-0045137, Register's Office of Davidson County, Tennessee.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as 925 Montrose Avenue, Nashville, TN 37204.

Witness my hand this 25 day of February, 2022.

Erin E. Barton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connor Scaley, a Notary Public of said County and State, ERIN E. BARTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of Febvary, 2022.

Connor Scaley
Notary Public

My Commission Expires: 5/14/2025

Certificate of Authenticity

I, Ana Patricia Gomez, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on February 25 2022.

Date

Ana Gomez

Affiant Signature

3/2/2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 2 day of March, 2022.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires:_____

Date

Notary's Seal (if on paper)