Karen Johnson Davidson County
Batch# 836065 DEEDQC
04/07/2022 11:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220407-0040481

Prepared By:
Victoria Lynn Krause

After Recording Return To:
Victoria Lynn Krause
1472 Bending River Driver
Nashville, Tennessee 37221

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 07, 2022 THE GRANTOR(S),

- Michael G. Krause, and Victoria Lynn Krause (formerly known as Victoria Lynn Hughes), a formerly married couple who were divorced on March 04, 2022,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Victoria Lynn Krause, a single person, residing at 1472 Bending River Drive, Nashville, Davidson County, Tennessee 37221

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

Being Lot Number 598 on the Plan of Final Plat Parkview at Riverwalk Phase 1 of record in Instrument Number 20050215-0016985 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew J. Schneider, and his heirs and assigns, by special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated October 22, 2010 and filed of record in Instrument #20101025-0085259, Register's Office of Davidson

County, Tennessee.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Adjustments to property ownership because of a divorce/domestic settlement decree, domestic decree, or deed, is exempt from the transfer tax under Tenn. Code Ann. § 67-4-409(a)(3)(D).

Tax Parcel Number: 126160A43600CO

Mail Tax Statements To:
Victoria Lynn Krause
1472 Bending River Drive
Nashville, Tennessee 37221

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 3/7/22

Michael G. Krause

7221 US-70S, Apt. 506
Nashville, Tennessee
37221

DATED: 3/7/22

Victoria Lynn Krause (formerly known as Victoria Lynn Hughes)
1472 Bending River Drive
Nashville, Tennessee
37221

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, ss:

On this 7 day of March, 2022, before me personally appeared Michael G. Krause, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

LISA MANCI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public Lisa Manci

Title (and Rank)

My commission expires 12/2/25

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, ss:

On this 7 day of March, 2022, before me personally appeared Victoria Lynn Krause (formerly known as Victoria Lynn Hughes), to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



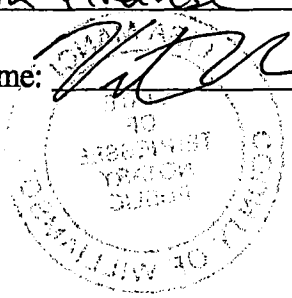
Notary Public Lisa Manci
Signature of person taking acknowledgment

Title (and Rank)

My commission expires 12/2/25

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Victoria Krause
Affiant
Affiant's Name:



Tennessee Certification of Electronic Document

I, Jetapond Keating, 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 03/7/2022 (date of document).

Jetapond Keating
Affiant Signature

03/30/2022.
Date

State of Virginia

City of Virginia Beach

Sworn to and subscribed before me this 30 day of March, 2022.

Kayla Alesna
Notary's Signature **Kayla Alesna**

MY COMMISSION EXPIRES: 08/31/2025

NOTARY'S SEAL

KAYLA ALESNA
NOTARY PUBLIC
REG. #7973155
MY COMMISSION EXPIRES
August 31, 2025
COMMONWEALTH OF VIRGINIA