Karen Johnson Davidson County
Batch# 842412 DEEDQC
04/20/2022 08:56:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220420-0045416

QUITCLAIM DEED

From: Adam Hasty

To: Brittney Dawn Kelley

This instrument prepared by:
Jill M. Hudson, Esq.
2000 Meridian Blvd, Ste. 275
Franklin, Tennessee 37067

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 New Owner:	Send Tax Bills To:	Parcel ID.
Brittney Dawn Kelley 805 Garret Way Court Nashville, TN 37013	Brittney Dawn Kelley 805 Garret Way Court Nashville, TN 37013	Map & Parcel: 173-11-0A-077.00-CO

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in certain case styled, Brittney Tarpley Hasty v. Adam Riggs Hasty, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 21D429, Adam Riggs Hasty, (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Brittney Dawn Kelley (the "Grantee") all of Grantor's right, title and interest in and to a certain tract or parcel of land located at 805 Garret Way Court, Nashville, TN 37013, being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Stanford Village, Section Three of record in Plat at Instrument No. 20011217-0139079, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Brittney Tarpley Hasty and Adam Hasty, a married couple, by Warranty Deed from Richard Bryan, an unmarried man, dated August 3, 2018 and recorded on August 8, 2018, as Instrument No. 20180808-0077972, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 12TH day of APRIL, 2022.

Adam Riggs Hasty

ADAM RIGGS HASTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **ADAM RIGGS HASTY**, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of April, 2022.

[redacted]

NOTARY PUBLIC

My Commission Expires: 11/08/2022

AUBREY PIKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $____None_____.

Adam Riggs Hasty

AFFIANT

SWORN TO and subscribed before me on this the 12th day of April, 2022.

[redacted]

NOTARY PUBLIC

My Commission Expires: 11/08/2022

AUBREY PIKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022