Karen Johnson Davidson County
Batch# 842477 DEEDQC
04/20/2022 09:58:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220420-0045528

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **ALLISON L. BALKO**
3323-A Park Avenue
Nashville, TN 3209

Send Tax Bills to: **Fifth Third Bank, NA**
1850 East Paris
Grand Rapids, MI 49546

MAP AND PARCEL: **092130K00100CO**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the Final Decree of Divorce in the case of Allison Lee Balko V. Justin Micah Balko, Docket No 22D-101, in the Third Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Justin M. Balko, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Allison L. Balko, Grantee, her heirs, successors, and assigns, forever, all right, title, and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A as show in Exhibit "B" on the Plan of 3323 Park Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151014-0104573, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

This the same description as in the previous deed of record.

Being the same property conveyed to Justin M. Balko and Allison L. Balko from P&P Development, LLC by Warranty Deed dated May 20, 2016, of record, Instrument No. 20160523- -0051532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown of record in Plat book 57, page 160, said Registers Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in 20151014-0104575, said Register's Office.

This is improved property, known as 3323-A Park Avenue, Nashville, TN 37209

IN TESTIMONY WHEREOF I have executed this instrument this the 19th day of April 2022.

JUSTIN M. BALKO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Justin M. Balko, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 19th day of April 2022.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 3, 2026

HOPE MIKI SPURRIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA 66-5-209(6)