Karen Johnson Davidson County
Batch# 844893 DEEDQC
04/25/2022 12:09:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220425-0047299

# QUITCLAIM DEED

From: **AMY JEAN FIELDS**

To: **CLINT ROBERT FIELDS**

This instrumen
William P. Holloway
Fort, Holloway & Rogers, LLC
517 Cummins Street
Franklin, TN 37064

**NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO T.C.A. § 67-4-409(a)(3)(E) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO T.C.A. § 67-4-409(a)(5)**

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Clint Robert Fields<br>3527 Steffisburg Dr.<br>Nashville, TN 37211 | Same | Map 161-15-O-B<br>Parcel 076CO |

FOR AND IN CONSIDERATION of the sum of zero ($0.00) dollars in accordance with the terms and conditions of the Final Decree of Divorce and the executed Marital Dissolution Agreement incorporated therein that certain case styled *Clint Robert Fields v. Amy Jean Fields,* Chancery Court for Williamson County, Tennessee, Docket No. 48704M, **Amy Jean Stephens (formerly Fields)** (the "Grantor"), by these presents hereby sells, assigns and quitclaims unto **Clint Robert Fields** (the "Grantee") all of Grantor's right, title and interest in and to certain improved lot located at 3527 Steffisburg Dr., Nashville, TN 37211, in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 239 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master DeedofRoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed unto Clint Robert Fields and Amy Jean Fields, husband and wife by Quitclaim Deed from Clint Fields, married, recorded on July 14, 2015 in Instrument No. 20150714-0068243, in the Register's Office of 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 18 day of April, 2022.

Amy J. Stephens

**AMY JEAN STEPHENS (formerly Fields)**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Amy Jean Stephens (formerly Fields)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that she executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 18 day of April, 2022.

Jillian Steiger

**NOTARY PUBLIC**

My Commission Expires: 08/16/25

JILLIAN STEIGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

**I CERTIFY** that the actual consideration or value, whichever is greater, for this transfer is the sum of $0.00.

Amy J. Stephens

**AMY JEAN STEPHENS (formerly Fields)**

**SWORN TO** and subscribed before me on this the 18 day of April 2022.

Jillian Steiger

**NOTARY PUBLIC**

My commission Expires: 08/16/25

JILLIAN STEIGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY