THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills, Suite 130** **Nashville, TN 37215**	The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E).

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 847087 DEEDQC
04/28/2022 10:20:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220428-0049077

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abigayle Martin Provost 1117 Belvidere Drive Nashville, TN 37204	New Owner	131 04 0 106.00

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 and Order executed in that certain case styled ***Andrew Bacon Provost v. Abigayle Martin Provost, Docket No. 2020-DC-447,*** **Circuit Court of Wilson County, Tennessee. Andrew B. Provost, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Abigayle Martin Provost, unmarried**, her heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Block 17, on the Plan of College Park, as of record in Book 843, Page 29, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same Property Conveyed to Andrew B. Provost and Abigayle M. Provost, husband and wife, by Warranty Deed from Martin H. Warren and wife, Nancy W. Warren, of record in Instrument No. 20160705-0068227, in the Register's office of Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016.

Grantor covenants that he is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

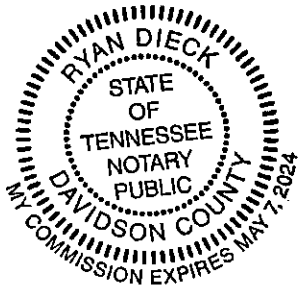
IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2022.

Andrew B. Provost

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Andrew B. Provost the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of April, 2022.



Notary Public
My Commission Expires: 5/7/24