Karen Johnson Davidson County
Batch# 848744 DEEDQC
04/29/2022 02:51:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220429-0050224

QUITCLAIM DEED

FROM: JAMES GRAY SASSER

TO: KATHRYN HAYS SASSER

This instrument was prepared by:
Sadie R. Davis, Esq.
Marissa Moses Russ, Esq.
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Kathryn Hays Sasser
1522 Ferguson Avenue
Nashville, TN 37212

SEND TAX BILLS TO:
Kathryn Hays Sasser
1522 Ferguson Avenue
Nashville, TN 37212

MAP-PARCEL NO.
117-8-120

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled KATHRYN HAYS SASSER V. JAMES GRAY SASSER, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 21D-1499 and that there was no consideration given for the transfer.

Kathryn Hays Sasser
KATHRYN HAYS SASSER, Grantee

Sworn to and subscribed before me, this the 6th day of April, 2022.

Debbie Mann
NOTARY PUBLIC
My Commission Expires: 09-25-2022

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Docket No. 21D-1499, **JAMES GRAY SASSER**, has bargained and sold, and by these presents does quitclaim unto the said **KATHRYN HAYS SASSER**, her heirs, successors and assigns, all of his right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Victoria Place of record in Plat Book 332, page 10, Register's Office for Davidson County,

Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Warranty Deed from Kelvin Pennington, married, to James Gray Sasser and Kathryn Hays Sasser, Husband and Wife, dated July 6, 2012, and recorded July 12, 2012, as Instrument No. 20120712-0061302, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Book 332, page 10, said Register's Office.

This is improved property known as 1522 Ferguson Avenue, Nashville, Tennessee 37212.

WITNESS my hand, this 25th day of March, 2022.

JAMES GRAY SASSER, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, the within named JAMES GRAY SASSER, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that JAMES GRAY SASSER, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), TN (State), on this the 25 day of March, 2022.

Notary Public
My Commission Expires: May 9, 2023

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

SERAH BARTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 9, 2023