Prepared by Equitus Law Alliance, PLLC
P.O. Box 280240
709 Taylor St.
Nashville, TN 37228

Prepared without title search and based on Information supplied by Angela Garrett

Karen Johnson Davidson County
Batch# 854923 DEEDQC
05/13/2022 10:09:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220513-0055301

Quitclaim Deed

Address of New Owner:
Angela Garrett
3188 Bridgepoint Dr.
Nashville, TN 37207

Send Tax Bills To:
Same as Before

Map and Parcel No:
059 04 0A 188.00

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid and receipt of which is acknowledged and for the purpose of settling property rights in a divorce case in the Circuit Court of Davidson County Tennessee, Case Number 20D1416, and other good and valuable consideration, **Donald Garrett** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers to **Angela Garrett** ("Grantee") and her heirs and assigns forever all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, Being Lot 219, Brookview Subdivision, Phase 4, 5 & 6, as shown on Plat of Record in Instrument No. 20060303-0025044, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Rolande A. Morgan, an unmarried woman, to Angela Garrett and husband, Donald Garrett, as recorded on the 7th day of April, 2010 in Instrument No. 20100407-0026075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This improved property, known as 3188 Bridgepoint Drive, Nashville, Tennessee.[incorrectly listed as 3188 Bridgeport Dr. in incoming deed referenced below].

Being the same property conveyed to Angela Garrett and husband, Donald Garrett by Instrument number 20100407-0026075 of record in the Register of Deeds Office, Davidson County, Tennessee.

This deed was prepared by counsel based on information provided by the parties and no real estate title search or other inquiry were conducted.

This conveyance is made subject to any unpaid taxes or encumbrances on the property which the Grantee assumes, and subject to all restrictions, easements, zoning and planning ordinances and governmental regulations of record.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this 30 day of April, 2022.

Donald Garrett, Sr.

Donald Garrett, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donald Garrett, Sr., with whom I am personally acquainted and who acknowledged upon oath that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th of APRIL, 2022.

My commission expires: 5/9/2023 Notary Public:

BRAD JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is a Marital Dissolution Agreement in Davidson County Circuit Court, Case Number 20D1416.

Donald Garrett, Sr. ("Grantor")

Sworn and subscribed to before me,
this 30th day of APRIL, 2022.

Notary Public

My commission expires: 5/9/2023

BRAD JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is a Marital Dissolution Agreement in Davidson County Circuit Court, Case No. 20D1416

Angela Garrett

Angela Garrett ("Grantee")

Sworn and subscribed to before me,
this 2 day of May, 2022.

Myrna L. Smith
Notary Public

My commission expires: 7-7-25

