This Form furnished by:
SIEW-LING SHEA, ATTORNEY, ROGERS, SHEA & SPANOS

FROM:
STACY JAWANN SELLERS

TO: DAVID M. SELLERS

Karen Johnson Davidson County
Batch# 870685 DEEDQC
06/13/2022 02:48:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220613-0067175

QUITCLAIM DEED
(Individual to Individual)

New Owner & Address	Taxable Party	Map-Parcel Numbers
DAVID M. SELLERS 2657 Jim Houston Court Murfreesboro, TN 37129	SAME	**Map 81-8** **Parcel 239**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Chancery Court for Rutherford County, Tennessee, Docket No. 21CV-38

DAVID M. SELLERS, Grantee

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th, DAY OF June, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-8-2022.
(AFFIX SEAL)

This Instrument Prepared By:

SIEW-LING SHEA, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

ZELMA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Warranty Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **STACY JAWANN SELLERS**, Grantor, do hereby Quitclaim to **DAVID M. SELLERS**, Grantee, all my marital interest, if any, in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being the northerly 33 1/3 feet of Lot No. 481 on the Plan of North Nashville Real Estate Company's Plan of Lots, of record in Book 21, page 105, Register's Office for said County.

Said part of said lot fronts 33 1/3 feet on the easterly side of 6th Avenue North, formerly High Street, and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Freelance Searchs [sic], Inc. by deed from Charles Raymond Hall, Jr., unmarried, of record in Instrument No. 20010809-0085934, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David M. Sellers by Warranty Deed from Freelance Searches, Inc. by Sean Mahoney, President, of record in Instrument Number 20010809-0085935, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

The conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Chancery Court of Rutherford County, Tennessee, Docket No. 21CV-38.

This is improved real property known as: 1820 6th Avenue North, Nashville, Tennessee 37208.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of May, 2022.

Stacy J Sellers

STACY JAWANN SELLERS

STATE OF TENNESSEE }
COUNTY OF Rutherford }

Personally appeared before me, Amanda Brown, a Notary Public in and for said County and State, the within named, **STACY JAWANN SELLERS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Murfreesboro, Tennessee, Rutherford County, on this the 25 day of May, 2022.

Amanda Brown
NOTARY PUBLIC

My Commission Expires: 01-30-24.
DATE

AMANDA L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY