Karen Johnson Davidson County
Batch# 877646 DEEDQC
06/24/2022 11:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220624-0072488

QUITCLAIM DEED

FROM: Kathleen Sturdivant

This Instrument was Prepared by:
Sarah Perky. Esq.
Thompson Burton PLLC
1801 West End Ave, Suite 1550
Nashville, Tennessee 37203

TO: Brock Sturdivant
909 North 14th Street
Nashville, TN 37206

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Brock Sturdivant 909 North 14th St Nashville, TN 37206	Same	20040301-0022900

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 an Agreed Order on Settlement and Parenting in that certain case styled **Kathleen Louise Sturdivant v. Brock James Sturdivant, No. 20D-935, In the Fourth Circuit for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Brock Sturdivant

Brock Sturdivant, Affiant

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

KAREN S. WILLIS
NOTARY PUBLIC
STATE OF TENNESSEE
GILES COUNTY

Notary Public

My Commission Expires: 6-28-25

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 Agreed Order on Settlement and Parenting executed in that certain case styled **Kathleen Louise Sturdivant v. Brock James Sturdivant, No. 20D-935, In the Fourth Circuit for Davidson County, Tennessee.** Accordingly, Kathleen Louise Sturdivant does hereby quitclaim unto the said Brock James Sturdivant, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot Number 5 and the northerly 10.0 feet Lot No.4 on the plan of Subdivision of the Lands of Mrs. W.P. Todd, as shown on plat of record in Plat Book 161, Page 100, in the Register's Office, Davidson County, Tennessee.
>
> Said Lot Number 5 and the northernly 10.0 feet of Lot Number 4 front together 77.5 feet on the westerly margin of 14th Street formerly, Weakly Avenue, and extend back between parallel lines 217.0 feet, more or less, to an alley in the rear.
>
> Being the same property conveyed to Brock James Sturdivant and wife Kathleen Louise Sturdivant by deed from Ras Closing Service, LLC of record in Plat Book of record in Book 161, Page 100 AND Restrictions of record in Book 741, Page 775 Register Office for Davidson County, Tennessee.
>
> X Improved or unimproved property, known as 909 North 14th Street, Nashville.TN 37206.

Legal description obtained from prior deed. This conveyance is subject to any and all existing easements and encumbrances of record.

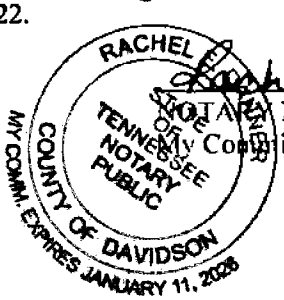
Witness my hand this 1st day of June, 2022.

Kathleen Sturdivant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Rachel E. Danner, Kathleen Sturdivant whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 2022.



Rachel E. Danner
NOTARY PUBLIC
My Commission Expires: 1/11/2026

TRUE COPY CERTIFICATION

I, Katie Pitts, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **June 1, 2022** (date of document).

Katie Pitts

6/21/22
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 6/21/22, before me, the undersigned, personally appeared Katie Pitts, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

