Karen Johnson Davidson County
Batch# 884244 DEEDQC
07/05/2022 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220705-0077478

QUITCLAIM DEED

FROM: DAVID NEAL USRY, Jr.

TO: RACHEL AMANDA USRY

This instrument was prepared by:
Gabrielle Mees Logston, Esq..
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Rachel Amanda Usry	Rachel Amanda Usry	072-16-0-038.00
1805 Stratford Ave.	1805 Stratford Ave.	
Nashville, TN 37206	Nashville, TN 37206	

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 RACHEL AMANDA USRY V. DAVID NEAL USRY, JR, Third Circuit Court for Davidson County, Tennessee, Docket No. 22D-199 and that there was no consideration given for the transfer.

RACHEL AMANDA USRY, Grantee

Sworn to and subscribed before me, this the 24 26th day of June, 2022.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

NOTARY PUBLIC
My Commission Expires: 3.3.25

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. 22D-199, **DAVID NEAL USRY, JR.**, has bargained and sold, and by these presents does quitclaim unto the said **RACHEL AMANDA USRY**, 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. 50 on the plan of Burchwood Gardens, Section Two, of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Said Lot No. 50 fronts 77 feet on the easterly side of Stratford Avenue and extends Back 134.9 feet on the northerly line and 150 feet on the southerly extends back 134.9 feet on the northerly line and 150 feet on the southerly line to a broken line in the rear, measuring 114.64 feet thereon.

Being the same property conveyed by Warranty Deed from Daniel Loper, married, to Rachel Usry and David Neal Usry, Jr., Wife and Husband, dated December 29, 2017, and recorded January 4, 2018, as Instrument No. 20180104-0001307, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Daniel Loper by Quitclaim Deed from United Southern Properties, LLC, dates 12/21/2017, recorded 12/22/2017, and appearing of record in Instrument No. 20171222-0130621, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to United Southern Properties, LLC by Warranty Deed from Deborah K. Mauldin and V. Gaye Hudson, recorded July 13, 2016 in Instrument No. 20160713-0071627, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Book 2900, page 66, said Register's Office.

This is improved property known as 1805 Stratford Ave, Nashville, Tennessee 37216.

WITNESS my hand, this 21st day of June, 2022.

DAVID NEAL USRY, JR. Grantor

STATE OF Texas
COUNTY Harris

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

Witness my hand and official seal at Houston (City), Texas (State), on this the 21st day of June, 2022.

Notary Public
My Commission Expires: 03/03/2026

COOPER HAWKINS
MY COMMISSION EXPIRES
MARCH 3, 2026
NOTARY ID: 133623550

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.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/05/2022 ____ (date of document).

Affiant Signature

07/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025