QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 887168 DEEDQC
07/11/2022 02:11:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220711-0079545

This Instrument was Prepared By:
Odeneal Law, PLLC
P.O. Box 392
Lawrenceburg, TN 38464
(931) 762-4012

Address of New Owner Send Tax Bills to:
Jonathan Franklin Bourne
100 Timber Ridge Drive
Nashville, TN 37217

Map-Parcel Numbers: 136-07-0-059.00

The actual consideration for this transfer is zero dollars ($0.00) pursuant to Marital Dissolution Agreement executed by the parties and ratified by the Davidson County Circuit Court.

Affiant, Jonathan Franklin Bourne

Subscribed and Sworn to before me on this 28th day of January 2022.

Notary Public My Commission expires: 3-19-2024

KIMBERLY R SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

KNOW ALL MEN BY THESE PRESENTS that I, Misty Jane Bourne, a single person, do hereby release and forever quitclaim unto Jonathan Franklin Bourne, a single person, my entire right, title, and interest, and estate in and to the following described real estate, AND in consideration of the Marital Dissolution Agreement entered in Davidson County Circuit Court Case, Docket # 22D194, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot NO. 65, on the Plat of Priest Lake Park, Section II, of record in Book 4175, page 56, 57, and 58, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Bourne and wife, Misty Bourne by Warranty Deed from Kim B. Settle and husband, Richard C. Settle, dated April 22, 2010 and filed for record on May 5, 2010, of record in Instrument NO. 20100505-0034320, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 4175, page 56, 57, and 58; to any and all restrictive covenants and easements of record; all for the Register's Office for Davidson County, Tennessee.

This is improved property being known and designated as 100 Timber Ridge Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the above-described real estate unto the said Jonathan Franklin Bourne, his heirs and assign, in fee simple forever.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

No survey or title search was requested or performed for this instrument, with the description being taken from previous deeds.

I, Misty Jane Bourne, QUITCLAIM all my right, title and interest in the above-described tract or parcel of land unto said Jonathan Franklin Bourne.

Witness my hand to this instrument this 20th day of January 2022

Misty Jane Bourne

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, the within named bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this 20th day of January 2022, at the location of Murfreesboro.

Jonathan Jackson
Notary Public

My Commission Expires: 4.17.2023

JONATHAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY