THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** **File No. 220641423** Karen Johnson Davidson County Batch# 889391 DEEDQC 07/15/2022 09:32:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20220715-0081315	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E). Affiant Subscribed and sworn to before me, this 1st day of July, 2022. Notary Public My Commission Expires: 12-27-25

SHANNON PADGETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

QUITCLAIM DEED

Address New Owner: Brock James Sturdivant 909 N 14th Street Nashville, TN 37206	Send Tax Bills To: **New Owner**	Tax Information: 083 05 0 248.00

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 Property Settlement Agreement executed in that certain case styled ***Kathleen Louise Sturdivant v. Brock James Sturdivant, Docket No. 20D-935*, Fourth Circuit Court for Davidson County, Tennessee, at Nashville.** **Kathleen Sturdivant** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey to **Brock James Sturdivant,** his heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 5 and the Northerly 10.0 feet of 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 Northerly 10.0 feet of Lot Number 4 front together 77.5 feet on the Westerly margin of 14th Street, formerly Weakley 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 Sturdivant and Kathleen Sturdivant, by Corporate Special Warranty Deed from RAS Closing Services, LLC, of record in Instrument No. 20040301-0022901, in the Register's Office for Davidson County, Tennessee, dated February 27, 2004 and

recorded on March 1, 2004. See Divorce Decree Docket No. 20D-935, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

Grantor covenants that she is lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2022.

Kathleen Sturdivant

STATE OF TN
COUNTY OF Putnam

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kathleen Sturdivant**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

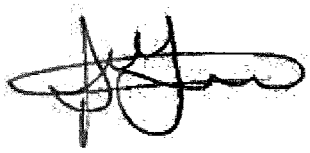
Witness my hand and official seal at office, this 1st day of July, 2022.

SHANNON PADGETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Shannon Padgett
Notary Public
My Commission Expires: 12-27-2025

TRUE COPY CERTIFICATION

I, J. Scott Gupton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic 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 07/13/2022 (date of document).



Affiant Signature

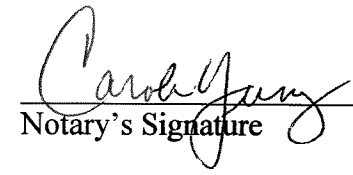
07/13/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of JULY, 2022.



Notary's Signature

My Commission Expires: 5-5-2025

Notary Seal

