Karen Johnson Davidson County
Batch# 895758 DEEDQC
07/28/2022 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220728-0086329

QUITCLAIM DEED

FROM: David Todd Smith

TO: Mary Helen Breen, being one and the same as Mary H. Breen

This instrument was prepared by:
Virginia J. Connell, Esq.
Gullett Sanford Robinson & Martin
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Mary Helen Breen
221 37th Avenue North
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Mary Helen Breen

MAP-PARCEL NO.
092-13-0A-001.00-CO

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 DAVID TODD SMITH vs. MARY HELEN BREEN, Third Circuit Court for Davidson County, Tennessee, Docket No. 21D-1616 and that there was no consideration given for the transfer.

MARY HELEN BREEN, Grantee

Sworn to and subscribed before me, this the 28 day of July, 2022.

AMBER MORRISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/2/25

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 Third Circuit Court for Davidson County, Tennessee, **DAVID TODD SMITH** has bargained and sold, and by these presents does quitclaim unto the said **MARY HELEN BREEN, being one and the same as MARY H. BREEN**, her heirs, successors and assigns, all of **DAVID TODD SMITH'S** 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 Unit 1 on the Plan of Sylvan Square Condominiums, as of record in Book 7334, Page 555, which is "Exhibit C" to the Master Deed and which amends the Plat of record in Book 5190, Page 288, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mary H. Breen by Quitclaim Deed from Jean A. Breen of record in Instrument No. 20130516-0049339 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on May 16, 2013.

This is improved property, known as 221 37th Avenue North, Nashville, Tennessee 37209.

WITNESS my hand, this 27 day of July, 2022.

DAVID TODD SMITH, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, Robin Oquindo (Notary Public), the within named David Todd Smith, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that David Todd Smith, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), TN (State), on this the 27th day of July, 2022.

ROBIN W. OQUINDO NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires 1/4/23

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.

True Copy Certification

I, Marlene Eskind Moses, 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 July 27, 2022.

Marlene Eskind Moses
Affiant Signature

Date: July 28, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28 day of July, 2022.

Amber Morrison
Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

