Karen Johnson Davidson County
Batch# 899799 DEEDQC
08/05/2022 02:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220805-0089480

ADDRESS NEW OWNER:

Paul Karl Walters
109 Woodland Court
Hendersonville, Tennessee 37075

Instrument Prepared by:
Cathryn Armistead, Esq.
1050 Hamilton Station Blvd., Suite 200
Lebanon, Tennessee 37087

SEND TAX BILLS:
Paul Karl Walters
109 Woodland Court
Hendersonville, Tennessee 37075

Map-Parcel No: 093 06 0A 133.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **AMY LYNN DROPP WALTERS**, a divorced person, hereinafter referred to as the "Grantor", her heirs and assigns, for and in consideration of the Martial Dissolution Agreement and Final Decree of Divorce entered into between Amy Lynn Dropp Walters and Paul Karl Walters, does hereby bargain, sell, release, remise, quitclaim, and convey unto **PAUL KARL WALTERS**, hereinafter the "Grantee" individually, his heirs and assigns, all her right, title and marital interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1020 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed by Warranty Deed from Christopher G. Richmond and wife, Angela D. Richmond to TTBON, LLC, a Kentucky limited liability company, as recorded on the 16th day of May, 2018 in Instrument No. 20180516-0046860 and Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company to Christopher G. Richmond and wife, Angela D. Richmond, as recorded on

the 14th day of May, 2008 in Instrument No. 20080514-0049595, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from TTBON, LLC, a Kentucky limited liability company to Paul Walters and Amy Lynn Dropp Walters, husband and wife, as recorded on the 6th day of March, 2019 in Instrument No. 20190306-0020686, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 301 Demonbreun Street, #1020, Nashville, Tennessee 37201.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 3rd day of August 2022:

Amy Lynn Dropp Walters

AMY LYNN DROPP WALTERS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Lynn Dropp Walters, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 3 day of August 2022.

Notary Public

DANIELLE MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Witness my hand this 3rd day of August 2022:

AMY LYNN DROPP WALTERS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Lynn Dropp Walters, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 3 day of August 2022.

DANIELLE MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

I do hereby swear or affirm that this transfer is pursuant to Marital Dissolution Agreement and Final Decree of Divorce and is therefore exempt under Tenn. Code Ann. § 67-4-409(a) (3) (E).

AFFIANT

Subscribed and sworn to before me this 3 day of August 2022.

NOTARY PUBLIC

DANIELLE MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **Teresa Morgan**, Tennessee BPR No. 033448, 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 August 3, 2022.

Teresa Morgan 8/5/2022

TERESA MORGAN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on August 5, 2022.

CRYSTAL MARCRUM-POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

Notary's Signature

My Commission Expires: July 3, 2023

Notary's Seal: