This Form furnished by: **GENE GUERRE, ATTORNEY, ROGERS, SHEA & SPANOS**

FROM: HARRY STEPHEN AVERY

TO: MEREDITH HAYDEN SMITH AVERY

Karen Johnson Davidson County
Batch# 901925 DEEDQC
08/11/2022 09:26:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220811-0091251

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Number
MEREDITH HAYDEN SMITH AVERY c/o 212 Deer Park Drive Nashville, Tennessee 37205	SAME	**116-10-51**

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 21D1725

Meredith Hayden Smith Avery
MEREDITH HAYDEN SMITH AVERY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd, DAY OF August, 2022.

Danielle S Hendrickson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-25.
(AFFIX SEAL)

This Instrument Prepared By:

GENE GUERRE, ATTORNEY
Rogers, Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

DANIELLE S HENDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Quitclaim Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **HARRY STEPHEN AVERY**, do hereby Quitclaim to Meredith Hayden Smith Avery, all my marital interest, if any, in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Patterson and Hutton Subdivision, being a Resubdivision of Lots 10, 11 and part of Lot No. 9 on the plan of Subdivision of Lots No. 24, 25, and 26 and parts of 27 and 26 in A.M. Bransford Subdivision of record in Book 8250, page 247, Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Map-Parcel Number: 17-06-221-026

The commonly known address is: 212 Deer Park Drive, Nashville, Tennessee 37205

BEING the same property conveyed to Harry Stephen Avery and wife Hayden S. Avery by Warranty Deed from Michael J. Stabile and wife Jeanne S. Stabile as of record in Book 11339, page 190, Registers office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 21D1725.

This is improved real property known as: 212 Deer Park Drive, Nashville, TN 37205

IN WITNESS WHEREOF I have hereunto set my hand on this the 2nd day of August, 2022.

HARRY STEPHEN AVERY

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Trudie Condra, a Notary Public in and for said County and State, the within named, **HARRY STEPHEN AVERY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 2nd day of August, 2022.

Trudie Condra
NOTARY PUBLIC

My Commission Expires: _____
DATE

