ınson Davidson County
Batch# 913122 DEEDQC
09/07/2022 12:16:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220907-0100295

THIS INSTRUMENT PREPARED BY:
Laura Stewart, Attorney
LS Law
PO Box 68160
Nashville TN 37206
615-942-7896

From information furnished by the parties.

T.C.A. §67-4-409(a)(4) makes this quit claim deed taxable on the amount shown in the oath of consideration.

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by LS Law.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
John Michael Wicks 1338 Cardinal Ave Nashville, TN 37216	New Owner	061-16-0/166.00

Antonella M. Marreiros, Grantor, quitclaims to, John M. Wicks, Grantee, all of her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, and more particularly describe as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of block "C" on the map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee, said lot fronts 80 feet on the southwesterly side of Cardinal Drive, formerly Martha Avenue, and runs back between lines 155.4 feet on the northwesterly line and 173 feet on the southeasterly line, to a dead line in the rear, measuring 21 feet thereon.

This improved property is also known as 1338 Cardinal Ave Nashville, TN 37216.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restriction of record; All legal highways, Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

The instrument constituting the Grantor's source of title in the property described herein was a quitclaim deed, executed on January 22, 2018 by John M. Wicks, married man, to John M. Wicks and Antonella M. Marreiros, husband and wife. Said Quitclaim Deed was recorded on January 24, 2018, at Instrument No. 20180124-0007552, in the Register's Office for Davidson County, Tennessee.

This transfer is by quitclaim and I make no warranties about the title.

WITNESS my hand in Nashville, Tennessee on this the 1st day of September 2022.

x _____
Antonella M. Marreiros

State of Tennessee)
County of Davidson)

Personally appeared before me, Antonella M. Marreiros, with whom I am personally acquainted, or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument.

Witness my hand, at office, on September 1, 2022.

Nanette B Adair
Notary Public

My commission expires: 07-07-2025

NANETTE B. ADAIR TENNESSEE NOTARY PUBLIC My Comm Exp 7-7-2025 COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

I, ANTONELLA M. MARREIROS, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case, styled John Michael WICKS vs Antonella Moura MARREIROS Docket Number 22D678 in the Fourth Circuit Court for Davidson County, Tennessee, and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

The actual consideration or value whichever is greater, for this transfer is $1.00.

Subscribed and sworn to before me on the 1st day of September 2022.

x _____
Antonella M. Marreiros, Affiant

Nanette B Adair
Notary Public

My commission expires: 07-07-2025

NANETTE B. ADAIR TENNESSEE NOTARY PUBLIC My Comm Exp 7-7-2025 COUNTY OF DAVIDSON

My Commission Expires: _____