Karen Johnson Davidson County
Batch# 915093 DEEDQC
09/12/2022 08:43:22 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220912-0101440

Prepared By:
Mary Lucille Noah
STITES & HARBISON PLLC
604 West Main Street
Franklin, Tennessee

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Tax Information:
MELISSA L. BAHAN 1436 Greenwood Avenue Nashville, Tennessee 37206	**MELISSA L. BAHAN** 1436 Greenwood Avenue Nashville, Tennessee 37206	08302006700

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **PATRICK B. BAHAN,** the Grantor, by these presents does hereby quitclaim and convey unto **MELISSA L. BAHAN,** the Grantee, her successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee being Lot No. 1 of Sharpe & Horn's Subdivision of Elwood Place, Resubdivision of Parcels 67 and 68, as shown on plat of record in Instrument No. 200510250128966, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patrick B. Bahan and Melissa L. Bahan, husband and wife, and Irish Park, married, as joint tenants with rights of survivorship, by Quitclaim Deed from Patrick B. Bahan and Melissa L. Bahan, husband and wife, recorded on the 29th day of June, 2015 in Instrument No. 20150701-0063855, in the Register's Office of Davidson County, Tennessee. The said Irish Park died on November 23, 2016, and upon her death, fee simple title vested in the said Patrick B. Bahan and Melissa L. Bahan, husband and wife, by operation of law.

This property is known as 1436 Greenwood Avenue, Davidson County, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-

409(a)(3)(E) and is executed and delivered in accordance with the terms of a Final Decree of Divorce in that certain case styled Patrick Benjamin-Eaker Bahan v. Melissa Lynn Baha, Case No. 20D-563, Fourth Circuit Court for Davidson County, Tennessee.

Witness our hands this 30 day of August, 2022.

(signatures on following pages)

[SIGNATURE PAGE TO QUITCLAIM DEED]

GRANTOR:

PATRICK B. BAHAN

MELISSA T. BAHAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared PATRICK B. BAHAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 19th day of April, 2022.

Notary Public

My Commission Expires: October 2, 2023

BAYLEIGH PRESTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared MELISSA T. BAHAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 30th day of August, 2022.

Notary Public

My Commission Expires: 10/5/2025

NATALIE KNIGHT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

[SIGNATURE PAGE TO QUITCLAIM DEED]

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 31st day of August, 2022.

Notary Public

My Commission Expires:

10/5/2025

