Karen Johnson Davidson County
Batch# 915367 DEEDQC
09/12/2022 02:32:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220912-0101852

Prepared by and Returnable to:
Katie M. Zipper, Esq.
Zipper Law, PLLC
217 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
John Michael Farris 4021 Graybar Court Nashville, TN 37215	New Owner	Map 117 11 0R Parcel 019.00
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Shannon Farris v. John Michael Farris**, Davidson County Third Circuit Court, Case No. 22D668. Accordingly, **Shannon Farris**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **John Michael Farris,** his heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 19, Phase 1, on the Plan of Graymont Subdivision, of record in Instrument No. 20150918-0094739, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to John Michael Farris and Shannon Farris, as tenants in common, by Quit Claim Deed from John Michael Farris, dated March 12, 2020, and recorded on March 13, 2020, in Instrument No. 20200313-0028460, Register's Office for Davidson County, Tennessee.

This is improved property known as 4021 Graybar Court, Nashville, Tennessee 37215. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of August, 2022.

Grantor:

Shannon Farris

SHANNON FARRIS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **SHANNON FARRIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2022.

Lydia K. Gregory
NOTARY PUBLIC

My commission expires: 5/07/24

LYDIA K. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled **Shannon Farris v. John Michael Farris**, Davidson County Third Circuit Court, Case No. 22D668, and that there was no other consideration given for the transfer.

LYDIA K. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

AFFIANT

Sworn to and subscribed before me, this 22nd day of August, 2022.

Lydia K. Gregory
NOTARY PUBLIC

My Commission Expires: 5/07/24