...en Johnson Davidson County
Batch# 921335 DEEDQC
09/26/2022 11:32:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220926-0106259

QUITCLAIM DEED

From: Victor Samuel Huckabee

To: Amy Sansom Huckabee

This instrument prepared by:
Jill M. Hudson, Esq.
2000 Meridian Blvd, Ste. 275
Franklin, Tennessee 37067

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Parcel ID.
Amy Sansom Huckabee 1441 Woodfield Drive Nashville, TN 37211	Amy Sansom Huckabee 1441 Woodfield Drive Nashville, TN 37211	Map & Parcel: 172 12 0A 072.00CO

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in certain case styled, Amy Sansom Huckabee v. Victor Samuel Huckabee, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 22D130, Victor Samuel Huckabee, (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Amy Sansom Huckabee (the "Grantee") all of Grantor's right, title and interest in and to a certain tract or parcel of land located at 1441 Woodfield Drive, Nashville, Tennessee 37211, being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Section Three, Bradford Hills, of record in Plat Book 7900, Page 6 and Book 7900, page 239, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Victor Samuel Huckabee and Amy Huckabee, husband and wife by Warranty Deed from Kittie Leigh Sullivan, an unmarried woman, dated August 15, 2014, and recorded August 20, 2014, of record in Instrument No. 20140820-0075440, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO

REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 9 day of SEPTEMBER, 2022.

VICTOR SAMUEL HUCKABEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **VICTOR SAMUEL HUCKABEE**, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of September, 2022.

Joshua Barker
NOTARY PUBLIC

My Commission Expires: 07/09/2024

JOSHUA BARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $____None_____.

AFFIANT

SWORN TO and subscribed before me on this the 9th day of September, 2022.

Joshua Barker
NOTARY PUBLIC

My Commission Expires: 7/9/24

JOSHUA BARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2024