ADDRESS OF NEW OWNER:
William Dranes
1506 Eighth Avenue South
Nashville, TN 37203

SEND TAX BILLS TO:
Owner

THIS INSTRUMENT PREPARED BY:
MELANIE R. BEAN
Attorney at Law
137 Public Square
Lebanon, TN 37087

Map/Parcel: 105- 6 - 166.00

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES; NO TITLE SEARCH REQUESTED.

Karen Johnson Davidson County
Batch# 938369 DEEDQC
11/07/2022 08:52:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221107-0119350

QUITCLAIM DEED

PURSUANT TO AND IN CONSIDERATION OF the terms of a *Final Decree of Divorce* entered in the General Sessions Court for Wilson County, Tennessee, in the case of *Liana Marie Dranes vs. William Dranes II,* Case No. 2019-DC-105, **WILLIAM DRANES** has bargained and sold, and by these presents does transfer, quitclaim, and convey unto **LIANA MARIE DRANES**, her heirs, successors and assigns, forever, a one-quarter (1/4) undivided interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Highland Garden Plan of Lots of Record in Book 57, Page 118, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Dranes and Toni Hopper by Warranty Deed from Vincent Peach, dated February 27, 2008, of record in Instrument No. 20080228-0019735, Register's Office for Davidson County Tennessee. Liana Marie Dranes now owns a one-quarter undivided interest in the property, and William Dranes own a one-quarter undivided interest in the property.

William Dranes is one and the same person as William Dranes II.

This description is the same as in the prior deed.

This is improved property known as 1506 8th Avenue South, Nashville, Tennessee 37203.

WITNESS MY SIGNATURE, this the 27 day of October, 2022.

WILLIAM DRANES

STATE OF Florida)
COUNTY OF Volusia)

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforesaid, **WILLIAM DRANES,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this the 27th day of October, 2022.

☐ Personally Known
☑ Produced Identification
ID Type TN driver license

NOTARY PUBLIC

My Commission Expires: 12/9/2023

Lori A. Kunsman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG938091
Expires 12/9/2023

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STATE OF TN)
COUNTY OF Wilson)

This transfer is exempt from transfer privilege taxes pursuant to Tenn. Code Ann. § 67-4-409(3) E as implementing a *Final Decree of Divorce* between divorcing parties.

AFFIANT

Sworn to and subscribed before me on this the 2nd day of ~~October~~ NOV, 2022.

NOTARY PUBLIC

My Commission Expires: 4.26.2025

PENNY KINSLOW
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY