QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 944174 DEEDQC
11/22/2022 02:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221122-0123789

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22586375

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Ellen M. Butrum**
Address of New Owner(s): **2303 Whipple Place, Nashville, TN 37214**
Property ID NUMBER: **095 07 0 073.00**

72782804-84386954

THIS INDENTURE, made and entered into this 26th day of October, 2022, by and between **James M. Butrum and Ellen M. Butrum, who acquired title as husband and wife,** party of the first part, and **Ellen M. Butrum, an unmarried woman,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, pursuant to the Final Decree of Divorce, Docket No. 22D-305, GRANTORS have remised, released, and forever quit-claimed his interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all their right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 211, PLAN OF MERRY OAKS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGES 67 AND 68, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

For Information Purposes Only:

Being the same property conveyed to James M. Butrum and Ellen M. Butrum, husband and wife, by deed dated July 14, 2015, and recorded July 21, 2015 in Deed Instrument/Case No. 20150721-0071314 in the County Clerk's Office.

TMS: 095 07 0 073.00

Property Address: 2303 Whipple Place, Nashville, TN 37214

This conveyance is subject to 2022 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 72782804 QC101 01 0104

WITNESS the signature of the said party of the first part the day and year first above written.

James M Butrum

James M. Butrum

STATE OF Tennessee

COUNTY OF Davidson

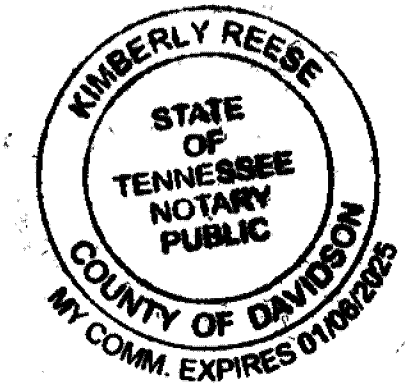
Acknowledgement

On this 26th day of October 2022, before me personally appeared James M. Butrum, known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 26th day of October, 2022

Kimberly Reese

Signature of Notary Public





WITNESS the signature of the said party of the first part the day and year first above written.

Ellen M. Butrum

Ellen M. Butrum

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 11th day of November, 20 22, before me personally appeared Ellen M. Butrum, known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 11th day of November 2022

Kimberly Reese

Signature of Notary Public

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES 01/06/2025

MCD 72782804 QC101 01 0104

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$265,058.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00** (exempt), a transfer between spouses resulting from a decree of divorce or a property settlement stipulation.

Ellen M. Butrum

Ellen M. Butrum

Subscribed and sworn to before me this 11th day of November 2022

Notary Public Signature

My commission expires: 01/06/2025

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

11.11.2022

MCD 72782804 QC101 01 0104

Tennessee Certification of Electronic Document

I, Sam Rider, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/26/2022 (date of document).

Affiant Signature

October 26, 2022

Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 26 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE