Karen Johnson Davidson County
Batch# 954835 DEEDQC
12/27/2022 08:35:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221227-0132394

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Keaten Holley 2111 Traemoor Village Court Nashville, TN 37209	Keaton Holley c/o First Bank 722 Columbia Avenue Franklin, TN 37064	114 07 0A 059.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Property Settlement Agreement in that certain case styled Keaten Holley v. Caryn Green, Davidson County Circuit Court, and the actual consideration given for the transfer is $0.00. This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Affiant

SUBSCRIBED AND SWORN TO before me this 25 day of October, 2022.

Notary Public

My Commission Expires: 05/05/2025

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, Caryn Green ("Grantor") and Keaten Holley ("Grantee") are married and are going through a legal separation; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Property Settlement Agreement in that certain case styled Keaten Holley v. Caryn Green, Davidson County Circuit Court,; and

WHEREAS, Grantor is ordered to quitclaim all of her legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Property Settlement Agreement, Caryn Green, the Grantor, does hereby convey, remise, release and forever quitclaim unto Keaten Holley, the Grantee, his heirs and assigns, all of her legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being Unit No. 59 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keaten Holly, unmarried man, by Warranty Deed from Allison S. Cohen, unmarried, of record in Instrument No. 20210129-0013006, Register's Office for Davidson County, Tennessee, dated January 26, 2021 and recorded on January 29, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property known as: 2111 Traemoor Village Court, Nashville, TN 37209.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 25 day of October, 2022.

CARYN GREEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

CARYN GREEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of October, 2022.

Notary Public

My commission expires: 05/05/2025

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY