Karen Johnson Davidson County
Batch# 955361 DEEDQC
12/27/2022 03:17:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221227-0132802

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.:
Rachel Dalton 1303 Ordway Place Nashville, TN 37206	New Owner	083-09-0-022.00
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 **Kevin Brice Dalton v. Rachel Lichele Dalton**, Davidson County Third Circuit Court, Case No. 22D995. Accordingly, **KEVIN DALTON (a/k/a Kevin Brice Dalton)**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **RACHEL DALTON (a/k/a Rachel Lichele Dalton),** her 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. 30 on the Plan of F. O. Beasley's Subdivision of Block C, a part of Douglas Place, of record in Plat Book 2, Page 66, 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 Kevin Dalton and Rachel Dalton, by Warranty Deed from Shaikh Amjad Habib, Trustee, S. A. Habib Revocable Living Trust Agreement dated January 19, 2011, recorded on November 6, 2019, in Instrument Number No. 20191106-0114755, Register's Office for Davidson County, Tennessee.

This is improved property known as 1303 Ordway Place, Nashville, Tennessee 37206. 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 12th day of December, 2022.

Grantor:

KEVIN DALTON (a/k/a Kevin Brice Dalton)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **KEVIN DALTON (a/k/a Kevin Brice Dalton)**, 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 12th day of December, 2022.

JASON A. TALLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

NOTARY PUBLIC

My commission expires:

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 executed in that certain case styled **Kevin Brice Dalton v. Rachel Lichele Dalton**, Davidson County Third Circuit Court, Case No. 22D995, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 20th day of December, 2022.

NOTARY PUBLIC

LESA L. KNOCHLIK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 2-28-2026