Karen Johnson Davidson County
Batch# 959941 DEEDQC
01/11/2023 08:47:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230111-0002276

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JUSTIN E. MASSIE	BANK OF AMERICA N.A.	133-06-0-143-00
3618 SABRE DRIVE .	P.O. BOX 17232	
NASHVILLE, TN 37211	WILMINGTON, DE 19850-7232	

KNOW ALL MEN BY THESE PRESENTS:

That DEBRA K. MASSIE, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between DEBRA KING MASSIE, Plaintiff (being one and the same as DEBRA K. MASSIE) and JUSTIN EARL MASSIE, Defendant, (being one and the same as JUSTIN E. MASSIE) does hereby demise, release, and forever quitclaim unto the said JUSTIN E. MASSIE, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Patterson Gardens, as of record in Book 2083, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Davenport and wife, Martha R. Davenport by deed from Clarence D. Palmer and wife, Mary F. Palmer, of record in Book 3871, Page 556, Register's Office for Davidson County, Tennessee.

Also being the same premises conveyed to Justin E. Massie and wife, Debra K. Massie, from James W. Davenport and wife, Martha R. Davenport, by Warranty Deed dated 12/20/1984, and recorded on 12/26/1984 at document reference 6457/724 in Davidson County, Tennessee.

Parcel ID: MAP 133.06 PARCEL: 143.00

This is improved property known as: 3618 Sabre Drive, Nashville, TN 37211

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

The said JUSTIN E. MASSIE hereby agrees to pay and agrees to hold DEBRA K. MASSIE harmless from a Deed of Trust in favor of Bank of America, N.A., said note bearing an original unpaid principal balance of $200,000.00 as evidenced by a Deed of Trust of record filed in Instrument No. 20181005-0099124, recorded on October 5, 2018, in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named DEBRA K. MASSIE, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

JUDY R. MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Debra K Massie
DEBRA K. MASSIE
Grantor

Sworn to and subscribed before me this 28th day of DEC, 2022.

Judy R. Montague
NOTARY PUBLIC

My Commission expires: 11-3-2025

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JUSTIN E. MASSIE, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

DOMINIQUE P. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Oct. 2, 2023

Justin E. Massie
JUSTIN E. MASSIE
Affiant/Grantee

Sworn to and subscribed before me this 29 day of Dec, 2022.

NOTARY PUBLIC

My Commission expires: Oct 2, 2023

This instrument prepared from information provided by the parties involved.