Karen Johnson Davidson County
Batch# 960325 DEEDQC
01/11/2023 02:32:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230111-0002499

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.:
Austin Charlton Combs 157 Antler Ridge Circle Nashville, TN 37214	New Owner	122-1-A-442.00CO
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 **Austin Charlton Combs v. Meredith Ann Combs**, Davidson County Fourth Circuit Court, Case No. 22D1321. Accordingly, **Meredith A. Combs (a/k/a Meredith Ann Combs)**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Austin Charlton Combs,** his 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 Unit No. 31 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20001011-0101044, Register's Office for Davidson County Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, said Register's Office (the "First and Second Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Woodland Point, Phase X, a Private Elements Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Second Supplement appearing at pages 4-10 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office, are incorporated in the deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Austin Charlton Combs and Meredith A. Combs, husband and wife, by Warranty Deed from Diana L. Neumann, an unmarried woman, dated June 29, 2017, and recorded on July 6, 2017, in Instrument No. 20170706-0067673, Register's Office for Davidson County, Tennessee.

This is improved property known as 157 Antler Ridge Circle, Nashville, Tennessee 37214. 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 15 day of December, 2022.

Grantor:

MEREDITH A. COMBS
(a/k/a Meredith Ann Combs)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Meredith A. Combs (a/k/a Meredith Ann Combs)**, 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 15th day of December, 2022.

NOTARY PUBLIC

My commission expires: 2-28-2026

LESA L. KUPCHIK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 in that certain case styled **Austin Charlton Combs v. Meredith Ann Combs**, Davidson County Fourth Circuit Court, Case No. 22D1321, 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

My commission expires: 2-28-2026

LESA L. KUPCHIK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY