Karen Johnson Davidson County
Batch# 961654 DEEDQC
01/17/2023 11:42:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230117-0003654

QUITCLAIM DEED

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

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Katherine Darling 801 Meadow Ridge Court Nashville, TN 37221	Katherine Darling 801 Meadow Ridge Court Nashville, TN 37221	155 16 0A 234.00

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 Marital Dissolution Agreement that certain case styled Katherine Darling v. Chad Michael Darling 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 12 day of January, 2023.

Notary Public

My Commission Expires: 5/9/23

MARISSA L. KEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEREAS, Chad Michael Darling ("Grantor") and Katherine Darling ("Grantee") were married and are now divorced; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Katherine Darling v. Chad Michael Darling, Davidson County Circuit Court, Case No. 21D892; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title

and interest in and to the tract of land herein below to the Grantee;

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Chad Michael Darling, the Grantor, does hereby convey, remise, release and forever quitclaim unto Katherine Darling, the Grantee, her heirs and assigns, all of his 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 Lot No. 90, on the Plan of Traceside, Section Eight, a Planned Unit Development, of record in Plat Book 9700, Page 659, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to CHAD M. DARLING AND WIFE, KATHERINE DARLING, by Deed from SCOTT E. ISAACS AND KATHRYN ISAACS, dated June 22, 2012, recorded June 26, 2012, of record in Instrument No. 20120626-0055944, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of TRACESIDE, of record in Book 9-35, Page 493, and amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as: 801 Meadow Ridge Court, Nashville, TN 37221.

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 12 day of January, 2023.

CHAD MICHAEL DARLING

MARISSA L. KEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

CHAD MICHAEL DARLING, 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 12 day of January, 2023.

Notary Public

My commission expires: 5/9/23