Karen Johnson Davidson County
Batch# 963347 DEEDQC
01/23/2023 11:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230123-0005051

QUITCLAIM DEED

FROM: MEREDITH ARMSTONG LINNVILLE

TO: MARK CARIDEO LINNVILLE

This instrument was prepared by:
Gabrielle Mees Logston, Esq..
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mark Carideo Linnville 4109 Murphy Rd. Nashville, TN 37209	Mark Carideo Linnville 4109 Murphy Rd. Nashville, TN 37209	103-08-0Q 001.00 CO and 002.00 CO

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being 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 a Marital Dissolution Agreement in that certain case styled MARK CARIDEO LINNVILLE v. MEREDITH ARMSTRONG LINNVILLE, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 22D-862 and that there was no consideration given for the transfer.

MARK CARIDEO LINNVILLE, Grantee

Sworn to and subscribed before me, this the 13th day of September, 2022.

NOTARY PUBLIC
My Commission Expires: 10-28-25

KATIE PITTS NOTARY PUBLIC STATE OF TENNESSEE GILES COUNTY

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Docket No. 22D-862,**MEREDITH ARMSTRONG LINNVILLE**, has bargained and sold, and by these presents does quitclaim unto the said **MARK CARIDEO LINNVILLE**, his heirs, successors and assigns, all of his right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT 1: Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 4109 Murphy Road as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 4109 Murphy Road, A Horizontal Property Regime with Private Elements of record as Instrument No.

20200612-0060525, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to David N. Ramsey by Warranty Deed from Christopher D. Eastgate and wife, Jodi Chipps Eastgate, of record in Instrument No. 20200612-0060523 Register's Office for Davidson County, Tennessee

Being the same property conveyed to Meredith Armstrong Linnville and Mark Carideo Linnville, Wife and Husband, by Warranty Deed dated August 13, 2021 from David N. Ramsey, married, as of record in Instrument No. 20210817-0111020, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 4109 Murphy Road as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 4109 Murphy Road, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200612-0060525, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bradley J. Bars by deed from David N. Ramsey of record in Instrument No. 20200629-0070278, Register's Office for Davidson County, Tennessee. Bradley J. Bars conveyed his interest in said property to David N. Ramsey by Quitclaim Deed of record in Instrument No. 20210817-0111019, said Register's Office. This has never been the marital residence of Bradley J. Bars.

Being the same property conveyed to Meredith Armstrong Linnville and Mark Carideo Linnville, Wife and Husband, by Warranty Deed dated August 13, 2021 from David N. Ramsey, married, as of record in Instrument No. 20210817-0111020, Register's Office for Davidson County, Tennessee.

Legal description obtained from prior deed.

This conveyance is subject to: all covenants, easements, restrictions and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **4109 Murphy Road, Nashville, TN 37209.**

WITNESS my hand, this 6 day of September, 2022.

MEREDITH ARMSTONG LINNVILLE, Grantor

STATE OF New York
COUNTY New York

Personally, appeared before me, the within named MEREDITH ARMSTRONG LINNVILLE, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that MEREDITH ARMSTRONG LINNVILLE, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at New York (City), New York (State), on this the 6th day of Sept, 2022.

Notary Public
My Commission Expires: May 6th, 2023

KEVIN LOPEZ
Notary Public, State of New York
Registration No. 01LO6391399
Qualified in New York County
Commission Expires May 6, 2023

Disclaimer

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED. PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS QUITCLAIM DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

True Copy Certification

I, Gabrielle Mees, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 13, 2022.

Gabrielle Mees
Signature

Date: January 20, 2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Katie Pitts, a notary public for this county and state, Gabrielle Mees, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, January 20th, 2023.

Katie Pitts
Notary's Signature

My Commission Expires: 6-28-25

STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Notary's Seal

894277.1/2011927

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