Karen Johnson Davidson County
Batch# 965506 DEEDQC
01/30/2023 10:23:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230130-0006722

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.
MEAGAN GREGORY 2106 CRYSTAL DRIVE NASHVILLE, TN 37210	NEW OWNER	095-14-0-005

KNOW ALL MEN BY THESE PRESENTS:

That ANGELA LESE GREGORY, 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 MEAGAN KATHLEEN GREGORY, Plaintiff, (being one and the same as MEAGAN GREGORY), and ANGELA LESE GREGORY, Defendant, does hereby demise, release, and forever quitclaim unto the said, ASHLEY ROBERTS, her 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:

Being Lot 142, Elm Hills Acres, Section Number 1, as shown on plat of record in Plat Book 2331, Page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leah Nicole Moore and Joshua David Moore, wife and husband by Quitclaim Deed dated November 25, 2016, recorded December 20, 2016, in Instrument Number 201612200133504, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2442, Page 464, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

THIS IS IMPROVED PROPERTY, KNOWN AS 2106 CRYSTAL DRIVE, NASHVILLE, TN 37210.

BEING THE SAME PROPERTY CONVEYED TO MEAGAN GREGORY AND ANGELA LESE GREGORY, A MARRIED COUPLE, FROM LEAH NICOLE MOORE AND JOSHUA DAVID MOORE, WIFE AND HUSBAND, BY WARRANTY DEED DATED SEPTEMBER 23, 2019, RECORDED SEPTEMBER 30, 2019, IN INSTRUMENT NO. 20190930-0099436, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

The said MEAGAN GREGORY hereby agrees to pay and agrees to hold ANGELA LESE GREGORY harmless from a Deed of Trust in favor of THE MORTGAGE FIRM, INC. and said note bearing an original unpaid principal balance of $327,250.00, as evidenced by a Deed of Trust of record filed in Instrument No. 20190930-0099437, dated September 24, 2019 and recorded on September 30, 2019 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 ANGELA LESE GREGORY, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Angela L. Gregory
ANGELA LESE GREGORY
Grantor

Sworn to and subscribed before me
this 30th day of January, 2023.

Ashley L Holland
NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/06/2023

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

Meagan Gregory
MEAGAN GREGORY
Affiant/Grantee

Sworn to and subscribed before me
this 30th day of January, 2023.

Ashley L Holland
NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/06/2023

This instrument prepared from information provided by the parties involved.