QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 965731 DEEDQC
01/30/2023 12:23:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230130-0006823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer pursuant to Tennessee Code Annotated §67-4-409 is $0.00 as it is part of an adjustment of property rights between divorcing parties as part of a FINAL DECREE entered in the Third Circuit Court for Davidson County, Tennessee Case No. 21D1506.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

ANN RALLS BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2024

THIS INSTRUMENT WAS PREPARED BY
Megan W. Miller, Esq.
McCarter Beauchamp, PLLC
5110 Maryland Way, Ste. 290
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Tax ID#
Kyle David Banks	PHH Mortgage Corporation	141-12-0B-025.00 CO
1000 Blythe Ct.	PO Box 5452	
Nashville, TN 37221	Mt. Laurel, NJ 08054-5452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KNOW ALL MEN BY THESE PRESENTS, THAT I, **SARAH BANKS,** HEREINAFTER REFERRED TO AS "GRANTOR" HEREBY CONVEY, REMISE, RELEASE AND FOREVER QUITCLAIM UNTO, **KYLE DAVID BANKS**, HEREINAFTER REFERRED TO AS "GRANTEE", HIS HEIRS AND ASSIGNS MY ENTIRE RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND being all that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being int eh City of Nashville of Davidson County, State of Tennessee, and being Lot No. 25 on the Plan of Southhampton, Phase 1, a Planned Unit Development, of record in Book 5200, Page 464, 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 Kyle David Banks and Sarah Banks, husband and wife, by deed from Nancy Denise Sovine, an unmarried woman, of record on September 12, 2018, at Instrument No. 20180912-0090464, Davidson County Register of Deeds.

This property is commonly known as **1000 Blythe Ct., Nashville, TN 37221**.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO SURVEY WAS PERFORMED.

The consideration for this transfer is to carry out the terms of a domestic decree which is an adjustment of property rights and is exempt pursuant to T.C.A. 67-4-409(a)(3)(E).

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 6th day of December, 2022.

Sarah Banks
SARAH BANKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Banks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of December 2022.

Elizabeth A. Garrett
Notary Public

Commission expires: 3/3/2025

