Karen Johnson Davidson County
Batch# 971834 DEEDQC
02/17/2023 09:21:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230217-0011615

This Form furnished by:
ATTORNEY GENE F. GUERRE

FROM:
ANDREA MARIE LAMARI (formerly ANDREA MARIE WALNE)

TO:
JAMES AUSTIN WALNE, III.

QUITCLAIM DEED

New Owner & Address	Taxable Party	Tax Information
James Austin Walne 5304 Brentview Hills Court Nashville, TN 37220	SAME	Tax Parcel ID Parcel No. 160 04 0 128.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No.22D-1394**

JAMES AUSTIN WALNE, III.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th, DAY OF January, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-25
(AFFIX SEAL)

DANIELLE S HENDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

This Instrument Prepared By:

GENE F. GUERRE, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600
gene@thewindinthewillowslaw.com

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **ANDREA MARIE LAMARI (Formerly ANDREA MARIE WALNE)**, do hereby quitclaim to **JAMES AUSTIN WALNE, III**, all my marital interest, if any, in said real property in Nashville, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section 5, Brentview Hills, of record in Plat Book 3842, Page 260, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James A. Walne and Andrea M. Walne, husband and wife, by Warranty Deed from Matthew Terry Paden and Kagney Leigh Paden, husband and wife, of record in Instrument No. 20220209-0015157, in the Register's Office of Davidson County, Tennessee, dated February 8, 2022 and recorded on February 9, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 5, Brentview Hills, as recorded in Plat Book 3842, Page(s) 260.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4404, Page 813.

Easement for Grant of Transmission Line, recorded in Book 2274, Page 425.

Easement for Right of Way, recorded in Book 2595, Page 534.

This is improved real property, known as: **5304 Brentview Hills Court, Nashville, TN 37220**

IN WITNESS WHEREOF I have hereunto set my hand on this the 19 day of January, 2023.

ANDREA MARIE LAMARI
(Formerly ANDREA MARIE WALNE)

JEAN ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Andrea Marie Lamari a Notary Public in and for said County and State, the within named, **ANDREA MARIE LAMARI (formerly ANDREA MARIE WALNE),** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that ~~he~~ she executed the within instrument for the purpose therein contained.

Witness my hand at Franklin Williamson, Tennessee, ~~Davidson~~ County, on this the 19th day of January, 2023.

NOTARY PUBLIC

My Commission Expires: 9-28-26.
DATE