NEW OWNER:
Michael F. Langreck
601 South Riverbend Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
SAME

Map-Parcel Numbers:
155 08 0b 063.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 974769 **DEEDQC**
02/28/2023 08:04:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20230228-0013813

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties contemporaneously with the filing of the *Complaint for Divorce* and the *Final Decree of Divorce* in the Circuit Court for Davidson County, Tennessee, and other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **Lucille K. Langreck,** ("Grantor") has remised, released, transferred and conveyed and by these presents does bargain, remise, release, transfer and convey and forever quitclaims unto **Michael F. Langreck**, ("Grantee"), his heirs and assigns, forever, all of her right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 63 on the plan of Phase 1 of South Colony at Riverbend, of record in Book 6900, page 271, Register's Office for said County.

SAID Lot No. 63, which is a corner lot, fronts 80.00 feet on the westerly margin of South Riverbend Ct. and fronts 75.68 feet on the broken northerly margin of South Riverbend Drive, said frontages being joined

by a curve having a length of 40.99 feet, and extends back 96.93 feet on the westerly line and 86.55 feet on the northerly line to a point of intersection.

Being the same property conveyed to Michael F. Langreck and spouse Lucille K. Langreck, by Warranty Deed from Kurt H. Schindler dated September 8, 1994, of record in Book 9460, Page 515, Register's Office for Davidson County, Tennessee.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties as such this conveyance is exempt from recordation tax under *Tenn. Code Ann.* § 67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 24th day of February, 2023.

Lucille K. Langreck
LUCILLE K. LANGRECK

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LUCILLE K. LANGRECK**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2023.

Bryson Eubanks
NOTARY PUBLIC

My commission expires: 12/7/2024

BRYSON EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

* *

The actual consideration or value, whichever is greater, for this transfer is $ **- 0-** .

Millie Hiatt
AFFIANT

Sworn to and subscribed to before me this 24th day of February, 2023.

My commission expires: 12/7/2024

NOTARY PUBLIC

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY