Karen Johnson Davidson County
Batch# 974858 DEEDQC
02/28/2023 09:43:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0013946

THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED BY
THE PARTIES
G. Philip Anderson
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is none.

Ashley A. Ayub
Affiant

Sworn to and subscribed before me this 9th day of February, 2023.

Notary Public

TABITHA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires October 2, 2023

My Commission Expires:
10-2-23

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
Ashley A. Ayub 519 Waycross Drive Nashville, TN 37211	Provident Funding Associates, LP P.O. Box 5914 Santa Rosa, CA 95402-5914	105160I00100CO

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), pursuant to a Decree of Divorce, Docket # 22D-1577, dated January 10, 2023, and for other good and valuable consideration, the receipt of which is hereby

acknowledged, **Christopher M. Smalley and Ashley A. Ayub,** husband and wife, hereby quitclaim unto **Ashley A. Ayub,** an individual, all the interest they may possess in the following parcel of land located in Davidson County, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 521 Waycross Drive of record as Instrument No. 20180911-0090160, Scriveners' Affidavit recorded in Instrument No. 20180920-0093300 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Christopher M. Smalley and Ashley A. Ayub, husband and wife, by Warranty Deed, from Ribbon Home SPV I, LLC, a Delaware Limited Liability Company, on July 10, 2019, and recorded on July 12, 2019 as Instrument No. 20190712-0068075, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, easements, and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 519 Waycross Drive, Nashville, Tennessee, 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

IN WITNESS WHEREOF, CHRISTOPHER M. SMALLEY and ASHLEY A. AYUB, have executed this Quitclaim Deed as of the 9 day of February, 2023.

CHRISTOPHER M. SMALLEY

ASHLEY A. AYUB

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 **CHRISTOPHER M. SMALLEY,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand this 15th day of February, 2023.

ASTER TEKLEMARIAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
03/06/2024

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 **ASHLEY A. AYUB,** 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 purpose therein contained.

Witness my hand this 9th day of February, 2023.

Tabitha Williams
Notary Public

My Commission Expires:
10-2-23

TABITHA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
October 2, 2023