Karen Johnson Davidson County
Batch# 983328 DEEDQC
03/22/2023 10:33:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230322-0020689

QUITCLAIM DEED

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None

Subscribed and sworn before me this the 8th day of April 2022

Affiant

NOTARY PUBLIC
My commission expires: 03-04-2023

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
KYONG-HEE TALLMAN	Same	117 15 0 082.00
1728 N. Observatory Dr.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and for the express purpose of dividing property equitably between spouses in a divorce action in the Third Circuit Court for Davidson County, Tennessee, docket #22D-498, pursuant to the Marital Dissolution Agreement filed in said divorce case, and for the purpose of conveying all of my right, title interest and equity to **Kyong-Hee Tallman, I, JOHN WARNER TALLMAN,** hereinafter referred to as Grantor, by these present do hereby quitclaim, transfer and convey to **KYONG-HEE TALLMAN,** hereinafter referred to as Grantee, her successors and assigns, all of my right, title, equity, and interest in and to the following described tract of land in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A' FOR LEGAL DESCRIPTION

Being the same property conveyed to John Warner Tallman and wife, Kyong-Hee Tallman, by quitclaim deed from Allison Tallman Hardwick, of record as instrument #2016120-0127875 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **1728 N. Observatory Dr., Nashville, TN 37215.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 8 day of April 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JOHN WARNER TALLMAN - Grantor

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 **JOHN WARNER TALLMAN**, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of April 2022

NOTARY PUBLIC:

My commission expires: 03-04-2023

RICHARD HEDGEPATH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT NO. 1: Being Lot No. 11 on the Plan of Green Hills Subdivision, as of record in Book 547, Page 128, Register's Office for said County.

Said Lot No. 11 fronts 100 feet on the northerly side of Observatory Drive and runs back 188.5 feet on the East line and 194 feet on the West line to a dead line, measuring 125 feet thereon.

TRACT NO. 2: Being parts of Lot Nos. 32 and 33 on the Map of Noel's Glen Echo Subdivision, not of record, described according to a copy of a survey by Z. J. Wilkerson, Surveyor, July 16, 1947, as follows:

Beginning at an iron pin in a stone wall at the south line of Lot No. 33, said point being the southwest corner of the property conveyed to Holt Bean by deed of record in Book 1454, Page 114, Register's Office for said County, thence north 3° 30' east 100 feet to a stake, the southeast corner of the property conveyed to Holt Bean and wife, by deed of record in Book 1509, Page 485, said Register's Office; thence north 86° 51' west, with Bean's southerly line, 180 feet to an iron pipe, Bean's southwest corner; thence south 3° 30' west 100 feet to a stake in the north line of a rock wall; thence south 86° 51' east, with said wall, 180 feet to the beginning.

Being the same property conveyed to Allison Tallman Hardwick, ½ undivided interest, and John Warner Tallman and wife, Kyong-Hee Tallman, as tenants in common, by deed from Allison Tallman Hardwick, single, of record in Instrument No. 20141208-0112297, dated December 3, 2014 and recorded December 8, 2014 and by Deed of Correction of record in Instrument No. 20161206-0127867, dated November 30, 2016, and recorded 12-6, 2016. Register's Office for Davidson County, Tennessee,

Being also known as 1728 North Observatory Drive, Nashville, Tennessee 37215