This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 986446 DEEDQC
03/29/2023 02:18:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230329-0022931

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Amanda Mary Martin Herrera 2202 Porter Road Nashville, TN 37206	Same	72-16-F-1.00CO

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

Amanda Mary Martin Herrera
AMANDA MARY MARTIN HERRERA

SWORN TO AND SUBSCRIBED before me this 24th day of February 2023.

BRANT SHAWN BANKS
Notary Public - State of Florida
Commission # HH 174552
My Comm. Expires Sep 11, 2025
Bonded through National Notary Assn.

Brant S. Banks
NOTARY PUBLIC
My Commission Expires: 9-11-25

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce entered on MARCH 29, 2023, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Amanda Mary Martin Herrera v. Ivan Michael Herrera*, Docket Number 22D1714, Ivan Michael Herrera has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Amanda Mary Martin Herrera, her heirs, successors, and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A of the Porter Road Townhomes, a Horizontal Property Regime with Private Elements, as evidenced on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Porter Road Townhomes, of record in Instrument No. 20140401-0026870, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Mary Martin, a single woman, by Warranty Deed from Christopher W. Fleming and Caroline E. Fleming, Husband and Wife, recorded February 13, 2018, in Instrument No. 20180213-0014312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Property taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 1424, Page 42, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Porter Road Townhomes, a Horizontal Property . Regimewith Private Elements recorded in Instrument No. 20140401-0026870.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 2202 Porter Road, Nashville, Tennessee 37206.

IVAN MICHAEL HERRERA

STATE OF TENNESSEE]
COUNTY OF Williamson]

Personally appeared before me, Tammy Becker, a Notary Public in and for said County and State, the within named IVAN MICHAEL HERRERA, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15 day of February, 2023.

TAMMY S. BECKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-4-25

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.