Karen Johnson Davidson County
Batch# 989205 DEEDQC
04/06/2023 12:30:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230406-0025209

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JAMES DAVID ANDREW NEATHERY 748 HALLCREST CT. HERMITAGE, TN 37076	NEW OWNER	098-05-0A-064.00-CO

KNOW ALL MEN BY THESE PRESENTS:

That SARA ELIZABETH NEATHERY, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Chancery Court for Sumner County, Tennessee, Docket No. 2022-DM-68, between JAMES DAVID ANDREW NEATHERY, Plaintiff and SARA ELIZABETH NEATHERY, Defendant, does hereby demise, release, and forever quitclaim unto the said JAMES DAVID ANDREW NEATHERY, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section Two, Hampton Hall, of record in book 9700, page 662, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to DiAnna E. Tindell and son, James D. Neathery by deed of record in Book/Instrument No. 20110308-0018349 Register's Office of Davidson County, Tennessee.

This conveyance is subject to all the conditions recorded in Book/Instrument No. 20110308-0018349 in the records of the Register's Office for Davidson County, Tennessee

This is improved property located at: 748 Hallcrest Court, Hermitage, TN 37067

Being the same premises conveyed to James David Andrew Neathery and Sara Elizabeth Neathery, as tenants by the entirety, by virtue of deed from DiAnna Elizabeth TIndell and Michael James Laughlin, as tenants by entirety, dated November 12, 2016, recorded December 22, 2016 in Instrument No. 20161222-0134906 862.

Being the same premises conveyed unto James David Andrew Neathery and Sara Elizabeth Neathery, as tenants by the entirety, by virtue of deed of correction from DiAnna Elizabeth TIndell and Michael James Laughlin, as tenants by entirety, dated February 4, 2017, recorded February 8, 2017 in Instrument No. 20170208-0013261

Being the same premises conveyed unto James D. Neathery, an unmarried person, by virtue of Warranty Deed from Thomas K. Tucker and Wife, Brigid C. Tucker and Robert T. Tucker and Wife, Ann M. Tucker, dated March 4, 2011, recorded March 5, 2011, in Instrument: 20110308-0018343, to correct the ½ interest removed.

The said JAMES DAVID ANDREW NEATHERY hereby agrees to pay and agrees to hold SARA ELIZABETH NEATHERY harmless from a Deed of Trust in favor of Newrez, LLC., said note bearing an original unpaid principal balance of $257,000 as evidenced by a Deed of Trust of record filed in Instrument No. 20211130-0157823, recorded on November 30, 2021, in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SARA ELIZABETH NEATHERY, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

SARA ELIZABETH NEATHERY
Grantor

Sworn to and subscribed before me
this 27th day of February, 2022.23

Jennifer Masterson
NOTARY PUBLIC

My Commission expires: 7/09/2024

JENNIFER MASTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JAMES DAVID ANDREW NEATHERY, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

JAMES DAVID ANDREW NEATHERY
Affiant/Grantee

Sworn to and subscribed before me
this 3 day of April, 2022.23

Chelsea Robertson
Chelsea Robertson
NOTARY PUBLIC

My Commission expires: MAR 3, 2026

CHELSEA ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

This instrument prepared from information provided by the parties involved.