Karen Johnson Davidson County
Batch# 997323 DEEDQC
04/28/2023 09:24:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230428-0031376

THIS INSTRUMENT WAS PREPARED BY:

Law Offices of Nicholas D. Waite, PLLC
112 East High Street
Lebanon, TN 37087

QUITCLAIM DEED

FROM: DOUGLAS JUNIOR LOVELL

TO: MICHAEL L. QUAVE

Map and Parcel No.:

Map 095-01-0
Parcels 073.00 & 074.00

Address New Owner(s) as follows:

2130-B Guaranty Drive
Nashville, TN 37214

Send Tax Bills To:

Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, MICHAEL L. QUAVE, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled MICHAEL L. QUAVE v. DOUGLAS JUNIOR LOVELL, Docket No. 22D-_____, Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

MICHAEL L. QUAVE

HOSEA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Sworn to and subscribed before me, this 12TH day of AUGUST, 2022.

NOTARY PUBLIC

My Commission Expires: 09/08/2025

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, DOUGLAS JUNIOR LOVELL, does transfer, quitclaim and convey unto the said MICHAEL L. QUAVE, his heirs, successors, and assigns, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot Nos. 1 & 2 on the Plan of Resubdivision of Lot No. 161 Donelson Hills, Section 2 of record in Plat Book 5060, page 80, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Quave, unmarried by Warranty Deed from Byron R. Aceituno and wife, Brenda Aceituno of record in Instrument No. 20150820-0084001, Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 20, 2015.

Being the same property conveyed unto Michael L. Quave and Douglas Junior Lovell, married by Quitclaim Deed from Michael L. Quave of record in Instrument No. 20220214-0016623, Register's Office for Davidson County, Tennessee, dated February 7, 2022 and recorded on February 14, 2022.

This is improved property known as 2130-A and 2132 Guaranty Drive, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MICHAEL L. QUAVE, his heirs, successors, and assigns, forever.

Witness my hand this 12TH day of AUGUST, 2020.

DOUGLAS JUNIOR LOVELL

HOSEA BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named DOUGLAS JUNIOR LOVELL, the bargainor, 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 Nashville, Tennessee, this 12TH day of AUGUST, 2022.

NOTARY PUBLIC

My Commission Expires: 09/08/2025