Karen Johnson Davidson County
Batch# 1004211 DEEDQC
05/17/2023 10 03 37 AM 2 pgs
Fees $12 00 Taxes $0 00
20230517-0036846

This Instrument Prepared by:
JACOB T. THORINGTON
109 Jennings Street
Franklin, TN 37064

The actual consideration or value whichever is greater for this transfer is $ -0- .

AFFIANT

BROOKE A. BORDERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
Sworn to and subscribed before me this 17th day of May, 2023.

NOTARY PUBLIC
My Commission Expires: 1-6-23

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Stephan Britt
509 Frankfort Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Same

MAP & PARCEL NO.
07504009300

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, I, Maureen Britt, by these presents do hereby quitclaim and convey unto Stephan Britt, to his heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot 327, on the Plan of Section Five, Tulip Grove, as shown on plat of record in Plan Book 4175, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to **Stephan Britt and Maureen Britt, Husband and Wife,** by Warranty Deed date July 29, 2014, in Instrument 20140730-0067793, in the Register's Office of Davidson County, Tennessee. The said Maureen Britt and Stephan Britt, having since been divorced by Final Decree of Divorce on the 17th day of May 2021, in the Third Court for Davidson County, Tennessee, Docket No. 22D-1146, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

THIS is improved property known as 509 Frankfort Drive, Hermitage, TN 37076.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, all matters as set for per Plat Book 4175, Page 71, said Register's Office; Restrictive Covenants of record in Book 4349, page 112, said Register's Office; Restrictive covenants of record in Book 4367, Page 936, said Register's office

THE SAID Maureen Britt and MAUREEN DIBENEDETTO BRITT, as referenced in the Third Circuit Court, Docket# 22D-1146, being one and the same person.

THE SAID Stephan Britt and STEPHAN DRU BRITT, as referenced in the Third Circuit Court, Docket# 22D-1146, being one and the same person.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 17th day of May, 2023.

Maureen Britt

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 bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 2023.

BROOKE A. BORDERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Brooke Borders

NOTARY PUBLIC

My Commission Expires 11-6-23