Karen Johnson Davidson County
Batch# 1008026 DEEDQC
05/26/2023 09 14 01 AM 3 pgs
Fees $17 00 Taxes $0 00
20230526-0039790

This Instrument Prepared By:
Amanda Gentry
Attorney at Law
4117 Hillsboro Pike, Suite 103-134
Nashville, Tennessee 37215-2728

ADDRESS NEW OWNERS:
Karen Gayle Reeves
1201 Placid Court
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

TAX INFORMATION:
Map- Parcel Numbers
150;71

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, under Docket No. 23D52, I, TONY LYNN REEVES, by these presents do hereby quitclaim and convey unto KAREN GAYLE REEVES, to his/her heirs, successors, and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 485 on the plan on the Plan of Towne Village of The Country, section 5, of record in book 6250, pages 783 and 784, Register's Office for Davidson County.
>
> BEING the same property conveyed to Tony L. Reeves and Karen G. Reeves by warranty deed from Randall Phillips Builders Incorporated, of record by instrument number 00007205-0000445, Register's Office of Davidson County.
>
> This conveyance is subject to (a) all restrictions of record; (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record; and (e) all matters references in the master deed and by-laws; and (f) all applicable government and zoning regulations

This is property, commonly known as 1201 Placid Court, Antioch, TN 37013.

This transaction is exempt from tax, pursuant to TCA § 67-4-409-(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in the above named case.

THIS INSTRUMENT PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES HERETO. NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLED, IS MADE BY THE PREPARER AS TO THE ACCURACY OF

ANYTHING SET FORTH HEREIN. THE PARTIES HAVE WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

IN WITNESS WHEREOF. The above-named, TONY LYNN REEVES, has executed this Quitclaim Deed this the 10 day of May 2023.

Tony Reeves

TONY LYNN REEVES

STATE OF TENNESEE)

COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public in and for State and County, the within names TONY LYNN REEVES, the bargainer, with whom I am personally acquainted (or proved to me on the basis of the satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this is the 10 day of May, 2023.

Lacey Gilpatrick

NOTARY PUBLIC

My Commission Expires: 5/9/26

LACEY WRAY GILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is

$ 0

Karen Gayle Reeves

KAREN GAYLE REEVES

Subscribed and sworn to before me, this 15 day of May, 2023.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

Ollie Mai Parsley

NOTARY PUBLIC

My Commission Expires: 3/3/26