Karen Johnson Davidson County
Batch# 1008613 DEEDQC
05/30/2023 08:58 32 AM 2 pgs
Fees $12 00 Taxes· $0 00
20230530-0040246

THIS INSTRUMENT WAS PREPARED BY
Sarah Reist Digby, Attorney
Digby Family Law, PLC
5123 Virginia Way, Suite C22
Brentwood, TN 37027

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.
The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

ADDRESS NEW OWNER AS FOLLOWS·	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Heidi Nicole Davidson	**Heidi Nicole Davidson**	
(Name)	(Name)	**072 13 0Q 002.00**
2504 Emmett Avenue	**2504 Emmett Avenue**	
(Address)	(Address)	
Nashville, TN 37206	**Nashville, TN 37206**	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to Tennessee Code Annotated § 67-4-409(a)(1)(C)(v) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in **Heidi Nicole Davidson v. Dylon McKade Stephens**, Davidson County Circuit Court, Docket Number 23D523. Accordingly, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **DYLON MCKADE STEPHENS**, hereby quitclaim and convey to **HEIDI NICOLE DAVIDSON** all the right, title, and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 2504 Emmett, 1000 Cahal Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1000 Cahal Avenue Townhomes of record in Instrument Number 20160516-0048790, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Joseph McKnight and Rebecca Hinman McKnight, husband and wife, by Warranty Deed from Sean C. Rice and Andrea C. Rice, husband and wife, of record in Instrument No. 20200707-0073342, in the Register's Office of Davidson County, Tennessee, dated June 18, 2020 and recorded on July 7, 2020.

Being the same property conveyed to Heidi Nicole Davidson, a married woman, by Warranty Deed from Robert Joseph McKnight and Rebecca Hinman McKnight, of record in Instrument No. 20230214-0010813, in the Register's Office of Davidson County, Tennessee, dated February 9, 2023 and recorded on February 14, 2023.

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property located at: 2504 Emmett Avenue, Nashville, TN 37206.

IN WITNESS WHEREOF, this instrument to be executed on this the 15 day of May, 2023.

DYLON MCKADE STEPHENS

STATE of TENNESSEE)
COUNTY of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State aforesaid, the within named bargainor, DYLON MCKADE STEPHENS, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 15 day of May, 2023

Notary Public

My commission expires: 10/2/23

HUNTER BOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023