Karen Johnson Davidson County
Batch# 1008734 DEEDQC
05/30/2023 11 19:28 AM 3 pgs
Fees: $17 00 Taxes. $0 00
20230530-0040488

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

ADDRESS NEW OWNERS:
John Eidson
725 Florence Circle
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

TAX INFORMATION:
Map- Parcel Numbers
11D 78670
052-06-0-067

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, under Docket No. 21D2030, I, JESSICA NICHOLE EIDSON, by these presents do hereby quitclaim and convey unto JOHN ROBERT EDISON, 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. 18, section 1, Madison Heights, of record in book 1424, page 6, Register's Office for Davidson County.

BEING the same property conveyed to JOHN ROBERT EIDSON by quitclaim deed from Amy Eidson, of record in book 9890, page 817, Register's Office for 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 725 Florence Circle, Madison, TN 37115.

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, JESSICA NICHOLE EIDSON, has executed this Quitclaim Deed this the 25th day of May 2023.

Jessica N. Eidson
JESSICA NICHOLE EIDSON

STATE OF TENNESEE)

COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public in and for State and County, the within names JESSICA NICHOLE EIDSON, 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 25th day of May, 2023.

Lacey Gilpatrick
NOTARY PUBLIC

My Commission Expires: 5/9/26



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

$ 0.00

JOHN ROBERT EIDSON

Subscribed and sworn to before me, this 18th day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 10/2/23

MARY E. MANGUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 2, 2023
COUNTY OF DAVIDSON