Karen Johnson Davidson County
Batch# 1011015 DEEDQC
06/05/2023 09 06 13 AM 2 pgs
Fees $12.00 Taxes $0 00
20230605-0042155

Instrument prepared by:
MICHAEL K WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL NO
JERVIS ALLISON	SWBC MORTGAGE CORP	083-04-3B-002.00-CO
2312B CARTER AVENUE	9311 SAN PEDRO #100	
NASHVILLE, TN 37206	SAN ANTONIO, TX 78216	

KNOW ALL MEN BY THESE PRESENTS

That NANCY DAINES, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between JERVIS CAMPBELL ALLISON, Plaintiff, (being one and the same as JERVIS ALLISON) and NANCY HELEN DAINES, Defendant, (being one and the same as NANCY DAINES) does hereby demise, release, and forever quitclaim unto the said JERVIS ALLISON, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B, AS SHOWN ON THE PLAN ENTITLED DECLARATION ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR 2312 CARTER AVENUE TOWNHOMES, OF RECORD IN INSTRUMENT NO 20171018-0106792, AMENDED IN INSTRUMENT NO. 20171206-01244470, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO LUKEUS WINGO AND CASEY WINGO, HUSBAND AND WIFE BY WARRANTY DEED FROM TESSA HOLDER, AN UNMARRIED WOMAN AND WENDELL DWAIN HOLDER, JR , A MARRIED MAN OF RECORD IN INSTRUMENT NO 20190715-0068868 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 08, 2019 AND RECORDED JULY 15, 2019.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENT AND PLANNING DOCUMENTS OF RECORD, AND CURRENT YEAR'S TAXES AND SUBSEQUENT YEARS, A LIEN NOT DUE AND PAYABLE

THE ADDRESS OF THE HEREIN DESCRIBED PROPERTY IS BELIEVED TO BE 2312B CARTER AVENEUE, NASHVILLE, TN 37216, BUT SUCH ADDRESS IS NOT PART OF THE LEGAL DESCRIPTION OF THE PROPERTY HEREIN AND IN THE EVENT OF ANY DISCREPANCY, THE LEGAL DESCRIPTION HEREIN SHALL CONTROL

BEING THE SAME PROPERTY CONVEYED TO JERVIS ALLISON AND NANCY DAINES, HUSBAND AND WIFE BY WARRANTY DEED FROM LUKEUS WINGO AND CASEY WINGO, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20221007-0110500 AND DATED OCTOBER 3, 2022 AND RECORDED OCTOBER 7, 2022, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD

The said JERVIS ALLISON hereby agrees to pay and agrees to hold NANCY DAINES harmless from a Deed of Trust in favor of SWBC MORTGAGE CORPORATION, said note bearing an original unpaid principal balance of $494,910.00 as evidenced by a Deed of Trust of record filed in Instrument No. 20221007-0110501, dated October 3, 2022 and recorded on October 7, 2022, in the Register's Office for Davidson County, Tennessee

The actual consideration on this transfer is $0 Exempt pursuant to T C.A 67-4-409(3)

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named NANCY DAINES, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained

NANCY DAINES
Grantor

Sworn to and subscribed before me
this 10th day of April, 2023

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires 11/06/2023

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JERVIS ALLISON, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained

JERVIS ALLISON
Affiant/Grantee

Sworn to and subscribed before me
this 10th day of April, 2023.

NOTARY PUBLIC

My Commission expires 11/06/2023

This instrument prepared from information provided by the parties involved

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY