Karen Johnson Davidson County
Batch# 1011571 DEEDQC
06/06/2023 08 06 39 AM 3 pgs
Fees: $17 00 Taxes $0.00
20230606-0042622

QUITCLAIM DEED

From: Donna L. Green

To: Kevin G. Green

This instrument prepared by:
Joshua L. Rogers
517 Cummins Street
Franklin, Tennessee 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Kevin G. Green 907 54th Avenue North Nashville, Tennessee 37209	Same	091 11 0Y 001.00 CO

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in certain case styled, Donna L. Green v. Kevin G. Green, Chancery Court for Williamson County, Tennessee, Docket No. 22CV-51785, Donna L. Green (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Kevin G. Green (the "Grantee") any and all of Grantor's right, title and interest in and to certain improved real property located at 905 54th Avenue North, Nashville, Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee being parts of Lots 1301, 1303, 1305, 1307, and 1309, of Block 195 on the Map showing Extension of Plan No. 1, West Nashville, as of record in Book 57, page 173, said Register's Office.

Beginning at a point on the westerly margin of 54th Avenue, North, 78.3 feet northerly from the northwest corner of said 54th Avenue, North, and Illinois Avenue; thence with the westerly margin of said 54th Avenue, North, northwardly 71.4 feet to the southwest corner of 54th Avenue, North and an alley; thence with the southerly margin of said alley, westwardly 127.5 feet to a point on the easterly margin of said right-of-way southeastwardly 78 feet to a point; thence eastwardly 98.4 feet to the beginning.

Being the same property conveyed to Kevin Green by warranty deed, dated April 20, 2000 and recorded April 27, 2000, from Wilson Enterprises Inc., a Tennessee Corporation, recorded in the Office of the Register of Deeds for Davidson County, Tennessee, Instrument No. 200004270041756. Latitude/Longitude 36.157870°/-86.853174°

This is improved property known as 905 54th Avenue North, Nashville, Tennessee 37209.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 19 day of May, 2023.

DONNA L. GREEN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Donna L Green, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 10-05-2026

TIMOTHY P. GLASGOW JR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $____None_____.

KEVIN G. GREEN

SWORN TO and subscribed before me on this the 19 day of May, 2023.

Notary Public

My Commission Expires: 10-05-2026

TIMOTHY P. GLASGOW JR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY