Karen Johnson Davidson County
Batch# 1034684 DEEDQC
08/04/2023 01:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230804-0060506

QUITCLAIM DEED

FROM: Keri Lea Claudel

TO: Christopher Drew Claudel

This instrument Was Prepared by:
Ann Ralls Brown, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

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 of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Drew Claudel 239 White Bridge Pike #7 Nashville, TN 37209	Legacy Home Loans LLC 4004 Hillsboro Rd, Ste. 216B Nashville, TN 37215	Map 103-02-0-S Parcel 007.00co

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Christopher Drew Claudel v. Keri Lea Claudel, Civil Action No. 23D-407, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Keri Lea Claudel
Affiant

Sworn to and subscribed before me, this the 18th day of July, 2023.

Notary Public

My Commission Expires: 08/09/2025

100837:230000:1586683:1

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Christopher Drew Claudel v. Keri Lea Claudel, Civil Action No. 23D-407 in the Fourth Circuit Court for Davidson County, Tennessee**. Accordingly, **Keri Lea Claudel** does hereby quitclaim unto the said **Christopher Drew Claudel**, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008 and Instrument No. 20180611-0055774, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Summit at Whitebridge, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20161123-0123636, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.
>
> Being the same property conveyed to Christopher Drew Claudel and Keri Lea Claudel from Summit West Nashville LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20211004-0132751, said Register's Office for Davidson County, Tennessee.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as 239 White Bridge Pike #7, Nashville, TN 37209.

Witness my hand this 18 day of July, 2023.

Keri Lea Claudel

Keri Lea Claudel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, L. Ashley Carr, a Notary Public of said County and State, Keri Lea Claudel, with whom I am personally acquainted (or proved to me on the basis of 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 18th day of July, 2023.

Notary Public

My Commission Expires: 09/08/2025

L. ASHLEY CARR
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Sept. 08, 2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Ann Ralls Brown, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 4, 2023.

Date

Ann Ralls Brown

Affiant Signature

8/4/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2023

Bayleigh Preston

Notary's Signature

BAYLEIGH PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires: October 2, 2023

Date

Notary's Seal (if on paper)