Mail to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
(615) 776-7461

#1449B

Karen Johnson Davidson County
Batch# 1034729 DEEDQC
08/04/2023 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230804-0060568

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Timothy L. Dugger	**(NEW OWNER)**	**Map: 082-03-**
1006 Stainback Avenue		**Parcel: 0348.00**
Nashville, TN 37207		
This instrument prepared by: Southern Land Title & Escrow, Inc., 9927 Sam Donald Court, Ste B, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance.		

QUITCLAIM DEED

Know all persons by these presents, **Patricia Toy Bryant,** unmarried, (hereinafter collectively referred to as the "Grantor"), does hereby quitclaims and conveys to **Timothy L. Dugger,** unmarried, (hereinafter referred to as the "Grantee"), all of Grantor's right, title and interest in the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 80, in Sharpe and Horn's First Addition, to Northeast Nashville, of record in Book 57, page 152, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Said Lot 80 fronts 50 feet on the West side of Stainback Avenue and runs back between parallel lines 155 feet to an alley.

Being the same property conveyed to Timothy L. Dugger and wife, Patricia Toy Bryant by quitclaim deed dated July 30th, 2020 from Timothy L. Dugger, married of record in Instrument No. 20200803-0085014, said Register's Office. The said Timothy L. Dugger and Patricia Toy Bryant having since divorce, pursuant to the Final Divorce Decree dated April 5th, 2023 in the Third Circuit Court for Davidson County, Tennessee, Docket No. 23D98, and this conveyance is a further division of the marital estate, pursuant to the Marital Dissolution Agreement.

This is the same description as used in the last Deed of record.

It is the intent of Grantor herein to convey all her right, title and interest back to Grantee pursuant to the final divorce decree, and terms of the martial dissolution agreement.

Said property is conveyed subject to such limitations, restrictions, encumbrances, and all matters appearing of record, as may affect the premises.

This is improved real property known as: <u>1006 Stainback Avenue, Nashville, TN 37207.</u>

STATE OF TENNESSEE} COUNTY OF ~~WILLIAMSON~~ DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $ -0-.	
Affiant _____	GISSEL FLORES-MORALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
Subscribed and sworn to before me this 4th day of ~~APRIL~~ AUGUST, 2023. gisselflores-morales Notary Public: My Commission Expires: May 3rd 2027	

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 5th day of APRIL, 2023.

PATRICIA TOY BRYANT

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned in and for said county and state, personally appeared PATRICIA TOY BRYANT, whom I am personally acquainted, (or proved to me since satisfactory evidence), and who, upon oath acknowledged that SHE executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: _____

JASON A. TALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Certificate of Authenticity

I, Robert J. Votestine, III, do herby 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.

Robert J. Votestine, III

AFFIANT SIGNATURE

8/4/23

Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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

William Altus Pryor

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026