Karen Johnson Davidson County
Batch# 1037193 DEEDQC
08/11/2023 08.40 44 AM 3 pgs
Fees: $17 00 Taxes $0 00
20230811-0062273

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

No independent title examination was conducted in the preparation of this Deed. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: **$0.00**.

AFFIANT

Subscribed and sworn to before me, this 8th day of August 2023.

NOTARY PUBLIC
My Commission Expires: 5/5/25

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taryn K. Anderson **5905 Deer Estates Drive** **Nashville, TN 37221**	**New Owner**	**155-16-0A-244.00-CO**

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated into the Final Decree of Divorce entered on February 21, 2023, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Taryn K. Anderson-Buffaloe v. Daniel James Buffaloe*, Docket Number 22D-637, **TARYN K. ANDERSON-BUFFALOE (NOW KNOWN AS TARYN K. ANDERSON) AND DANIEL JAMES BUFFALOE** ("GRANTORS"), by these presents do transfer, quitclaim, and convey unto **TARYN K. ANDERSON, UNMARRIED** ("GRANTEE"), her heirs, successors, and assigns, all right, title and interest in and to a certain tract or parcel of land in the County of Davidson State of Tennessee, identified below:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Traceside, Section Ten, Revision one of record in Plat Book 9700, Page 827, In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taryn K. Anderson-Buffaloe, married, by Warranty Deed from Jeffrey D. Michalec and Monica A. Michalec, husband and wife, of record in Instrument No. 20210917-0125550, Register's Office for Davidson County, Tennessee. Taryn K. Anderson-Buffaloe is now known as Taryn K. Anderson. Daniel James Buffaloe joins in the execution of this Deed and conveys to Grantee, any and all marital interest he may hold in this Property.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **5905 DEER ESTATES DRIVE NASHVILLE, TENNESSEE 37221**

Witness my/our hands this the 17th day of July, 2023.

TARYN K. ANDERSON
F/K/A Taryn K. Anderson-Buffaloe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TARYN K. ANDERSON,** the within named Grantor/Grantee, 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, this the 17th. day of July, 2023.

Notary Public
My Commission Expires: March 09, 2027

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hands this the 22nd day of June, 2023.

DANIEL JAMES BUFFALOE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DANIEL JAMES BUFFALOE,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2023.

Lee Ann Edwards
Notary Public
My Commission Expires: 5/21/26

LEE ANN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DEED TO:
Taryn K. Anderson
5905 Deer Estates Drive
Nashville, TN 37221