QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1038178 DEEDQC
08/14/2023 03:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230814-0063231

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Bogdan I. Nedelcu 2014 McGavock Pike Nashville, TN 37216	Same	073 01 0 010.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after 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 the Marital Dissolution Agreement in that certain case styled Courtney M. LaFreniere v. Bogdan I. Nedelcu, to be filed in the Davidson County Circuit Court, and the actual consideration given for the transfer is $0.00.

Bogdan Nedelcu
Affiant

JOELLYN A. KOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO before me this 16th day of June, 2023.

Joellyn A. Kott
Notary Public

My Commission Expires: 5/3/2027

WHEREAS, Courtney M. LaFreniere ("Grantor") and Bogdan I. Nedelcu ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Courtney M. LaFreniere v. Bogdan I. Nedelcu, to be filed in the Davidson County Circuit Court; and

WHEREAS, Grantor is ordered to quitclaim all of her legal, marital, or equitable interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Courtney M. LaFreniere, the Grantor, does hereby convey, remise, release and forever quitclaim unto Bogdan I. Nedelcu, the Grantee, his heirs and assigns, all of her legal, marital or equitable interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, Being The Southerly One-Half of Lot No. 11 and North 5 Feet of Lot No. 12 on The Plan of Country Club Estates, Block "G", as of Record in Plat Book 843, Page 95, Register's Office of Davidson County.

Said Parts of Said Lots Front 55 Feet on The Easterly Line of McGavock Pike and Runs Back Between Parallel Lines 165 Feet to a Dead Line in The Rear Measuring 55 Feet Thereon.

Being the same property conveyed to Courtney M. LaFreniere and Bogdan I. Nedelcu, Wife and Husband, of record at Instrument No. 20211018-0139758, Register's Office for Davidson County, Tennessee, dated October 8, 2021 and recorded on October 18, 2021.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 1107, Page 388, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction(a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; and any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 2014 McGavock Pike, Nashville, Tennessee 37216.

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt for recordation tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E).

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16 day of June, 2023.

Courtney M LaFreniere

COURTNEY M. LAFRENIERE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

COURTNEY M. LAFRENIERE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2023.

Notary Public

My commission expires: 6/3/2027

KELLYN A. KOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Alex Williams, 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 6/16/2023 (date of document).

Affiant Signature

6/16/2023

Date

State of ILLINOIS
County of COOK

Sworn to and subscribed before me this 16TH DAY OF JUNE 2023

Notary's Signature
MY COMMISSION EXPIRES: 2-7-24
Notary's Seal (if on paper)

LOURDES SIMMS
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 7, 2024