Karen Johnson Davidson County
Batch# 1056272 DEEDQC
10/02/2023 02.53.58 PM 2 pgs
Fees $12 00 Taxes $0 00
20231002-0077368

**THIS INSTRUMENT PREPARED BY:**
**JANICE STANLEY WALDEN**
**ATTORNEY AT LAW**
**P. O. BOX 121541**
**ACKLEN STATION**
**NASHVILLE, TN 37212**

**ADDRESS NEW OWNER:** **MEREDITH BISHOP**
**4014 Woodmont Boulevard**
**Nashville, TN 37205**
**Send Tax Bills to:** **NEW OWNER**
**MAP AND PARCEL:** **116 08 0 080 00**

# QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of Meredith McGraw Bishop v. Darren Livingston Bishop, in the Fourth Circuit Court of Davidson County, Tennessee, Docket Number 22-D-613, the receipt of which is hereby acknowledged, Darren Bishop, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Meredith Bishop, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 2 on the plan of the Resubdivision of Kenner Manor, Section 2, for Lots 123 and the westerly one half of Lot 124, as recorded in Book 4300, page 141, Register's Office for said County. Beginning at a point in the easterly margin of Clearview Drive said point being the common corner of lots Nos. 1 and 2; thence along the common line between said lots eastwardly 150 feet to a point; thence South 2 deg. 45' West 220 feet to a point in the northerly margin of Woodmont Boulevard; thence along the northerly margin of Woodmont Boulevard North 87 deg. 151' west, 125 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northwestwardly 39.27 feet to a point in the easterly margin of Clearview Drive; thence with the same North 02 deg. 45' east 315 feet to the point of beginning.**

**Also conveyed is that portion of Clearview Drive having been closed, vacated and abandoned by Metropolitan Nashville Davidson County Council Bill No. 089-938.**

This is the same description as in the previous deed of record.

*Being the same property conveyed to Meredith McGraw Bishop and Darren Livingston Bishop, wife and husband, by Quit Claim Deed dated October 19,2016 , from Peter Condiles, individually, as to a ½ undivided interest, and Peter Condiles and Patricia Condiles Liaupsin, as Trustees of The Carol C. Condiles Residuary Trust, an irrevocable Trust established under the Will of Carol C. Condiles, as to a ½ undivided interest, of record, Instrument No. 20161026-0113295, Register's Office for Davidson County, Tennessee*

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 4014 Woodmont Boulevard, Nashville, TN 37205.

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**IN TESTIMONY WHEREOF** I have executed this instrument this the 15 day of August 2023.

**DARREN LIVINGSTON BISHOP, GRANTOR**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Darren Livingston Bishop the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that each executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 15th day of August 2023.

**NOTARY PUBLIC**

JANICE STANLEY WALDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 6, 2023.

***This is a tax-exempt transfer of appreciated property between spouses as provided in the final decree of divorce. TCA 66-5-209(6)***