Karen Johnson Davidson County
Batch# 1063062 DEEDQC
10/20/2023 08 24 52 AM 3 pgs
Fees $17 00 Taxes $0 00
20231020-0082236

This Instrument Prepared by:
ROSE PALERMO
JASON A. TALLEY
43 Music Square West
Nashville, TN 37203

The actual consideration or value whichever is greater for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Sworn to and subscribed before me this 30th day of May, 2023.

ALLYSSA RASPA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 09/02/2024

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**Map-Parcel Numbers:**
Danielle Ryan **6801 Falls Ridge Lane** **College Grove, TN 37046**	**--SAME--**	**062-02-0B-052.00-CO**

FOR AND IN CONSIDERATION the sum of ZERO AND NO/100 DOLLARS ($0.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, ROBERT SHANE RYAN, has this day bargained and sold and does hereby convey and quitclaim unto DANIELLE RYAN, her heirs, successors and assigns all

my right title and interest in and to the following certain tract or parcel of land located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 130 on the Plan of Abbington Park, Phase One-Section Two of record in Plat at Instrument No. 20030922-0139712 and in Instrument No. 20031006-0146904, 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 Robert Shane Ryan, married, by Warranty Deed from Chad Thomas Moore, and wife, Tara Tomlin Moore, and recorded on April 17, 2017 in Instrument No. 20170417-0037016, Register's Office for Davidson County, Tennessee. The said Danielle Ryan and Robert Shane Ryan having since been divorced by Final Decree of Divorce on the 31st day of March, 2023, in the Chancery Court for Davidson County, Tennessee, Docket No. 22CV-52046, and this conveyance is a further division of the marital estate, pursuant to the terms of the Marital Dissolution Agreement.

THIS is improved property known as 2837 Paddle Wheel Drive, Nashville, Tennessee 37214.

> **SAID** property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

IN WITNESS WHEREOF, the undersigned, ROBERT SHANE RYAN, has hereunto set his hand, this the 2 day of may, 2023.

Robert Shane Ryan

ROBERT SHANE RYAN

05/02/2023

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF Dallas)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named ROBERT SHANE RYAN, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 2nd day of May, 2023.

NOTARY PUBIC

My Commission Expires: 05/28/2025

NOTARY PUBLIC STATE OF TEXAS

Joseph W Roberts

ID NUMBER
133128618
COMMISSION EXPIRES
May 28, 2025

Notarized online using audio-video communication