Karen Johnson Davidson County
Batch# 1063554 DEEDQC
10/23/2023 08.31 14 AM 3 pgs
Fees $17 00 Taxes $0 00
20231023-0082650

QUITCLAIM DEED

This instrument prepared by:
Taylor L. Rippe, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows	Send Tax Bills to	Map / Parcel:
Adele Willis 6131 Obrien Avenue Nashville, TN 37209	Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	091-13-0-210 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 Adele Pinckney Willis v. Travis James Sowers, Davidson County Fourth Circuit Court No. 23D1059; and the actual consideration given for the transfer is $0 00 This conveyance is made pursuant to T.C A §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Affiant

SUBSCRIBED AND SWORN TO before me this 14 day of October 2023.

Notary Public

My Commission Expires: 7/29/2026

RILEY MCCALL
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm Expires July 29th, 2026

WHEREAS, Travis James Sowers ("Grantor") and Adele Pinckney Willis ("Grantee") were married and are now divorced; 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 Adele Pinckney Willis v. Travis James Sowers, Davidson County Fourth Circuit Court Case No. 23D1059;

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

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Travis James Sowers, the Grantor, does hereby convey, remise, release and forever quitclaim unto Adele Pinckney Willis, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows

Land in Davidson County, Tennessee, being Lot No 24, Block A on the Plan of Croleywood Subdivision, Section One of record in Plat Book 1130, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said part of Lot No 24 fronts 14 feet on its East boundary on the West side of West Bend Drive, running back 156 26 feet on the North line and 150 feet on the South line and is 60 feet across the West boundary

Being the same property conveyed to Adele Willis, unmarried woman, by Warranty Deed from KF Legacy LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20191112-0116429, dated November 7, 2019, and recorded on November 12, 2019

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations

This is improved property known as 6131 Obrien Avenue, Nashville, TN 37209

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 14 day of October 2023.

TRAVIS JAMES SOWERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRAVIS JAMES SOWERS, 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 14 day of October 2023.

Notary Public

My commission expires: 7/29/2026

RILEY MCCALL
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm Expires July 29th, 2026