Name and Address of New Owner:
Gary Holleman
145 Needles Court
Nashville, TN 37214

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 097-13-0-009

Karen Johnson Davidson County
Batch# 1068821 DEEDQC
11/06/2023 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231106-0086778

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rita J. Holleman, an unmarried woman,** "the Grantor," convey and quitclaim any interest they have unto **Gary W. Holleman, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Section Two, Larchwood, of record in Book 5200, Page 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gary W. Holleman and wife, Rita J. Holleman, by Quitclaim Deed dated May 14, 2007 from Gary W. Holleman, recorded May 21 2007 in Instrument No. 20070521-0060711 in the Register's Office.
Reference is hereby made to divorce action styled Gary Wayne Holleman v. Rita Joan Holleman, Docket No. 23D148 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, dated October 18, 2023.

Being the same property conveyed to Gary W. Holleman, by Quitclaim Deed dated September 27, 2002 from Donna R. Holleman, recorded September 27, 2002 in Instrument No. 20020927-0117751 in the Register's Office.

Being the same property conveyed to Gary W. Holleman and wife, Donna R. Holleman, by Warranty Deed dated December 22, 1999 from Mario J. Sylvester and wife, Linda M. Sylvester, recorded December 29, 1999 in Instrument No. 1991228-0307722 in the Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1 day of ~~October~~ November, 2023.

Rita J. Holleman (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Rita J. Holleman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1 day of ~~October~~ November, 2023.

Notary Public
My commission expires: _____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 1 day of ~~October~~ November, 2023.

Notary Public
My commission expires: _____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2023-6455-RS

202311060086778

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/1/2023 (date of document).

Regina Sullo
Affiant Signature

November 6, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 6 day of November, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026