1083

Karen Johnson Davidson County
Batch# 1069364 DEEDQC
11/07/2023 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231107-0087151

THIS INSTRUMENT PREPARED BY:

Jacob R. Nemer, Esq.
LINDSEY AMONETTE NEMER + GLASSFORD, PLLC
One American Center
3100 West End Avenue, Suite 250
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Cyrille Louis Magne 6641 Christiansted Lane Nashville, TN 37211	**Cyrille Louis Magne** 6641 Christiansted Lane Nashville, TN 37211	172 10 0B 011.00

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, this conveyance being an adjustment of property rights between divorcing parties, pursuant to TENN. CODE ANN. §67-4-409, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Reyna Leigh Gordon** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Cyrille Louis Magne** (hereinafter "Grantee"), any interest she has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Christiansted Valley, Phase One, Revision One, of record in Instrument No. 20000215-0015149, and in Instrument No. 20000215-0015150, as revised of record in Instrument No. 20010209-0012852, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reyna L. Gordon and husband, Cyrille L. Magne, by Warranty Deed from Hugh P. Hobbs, IV and wife, Angela L. Hobbs, signed on February 20, 2013, and recorded March 4, 2013, of record in Instrument No. 20130304-0021259, Register's Office for Davidson County, Tennessee.

This is improved property know as 6641 Christiansted Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per TENN. CODE ANN. § 67-4-409, is $0.00, as this QUITCLAIM DEED is an adjustment of property rights between divorcing parties pursuant to a FINAL DECREE OF DIVORCE.

CYRILLE LOUIS MAGNE

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

Notary Public
My Commission Expires: 9/12/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand and seal this 30 day of August, 2023.

REYNA LEIGH GORDON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REYNA LEIGH GORDON**, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2023.

NOTARY PUBLIC
My Commission Expires: 5/7/24

JACOB R. REMER
TENNESSEE NOTARY PUBLIC
My Commission Expires MAY 7, 2024
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Britney Garner 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 11/1/23 (date of document).

Affiant Signature

11/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th of November, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

