Karen Johnson Davidson County
Batch# 1071743 DEEDQC
11/14/2023 01:08:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231114-0088759

Prepared by and Returnable to:

Katie M. Zipper, Esq.
Zipper Law, PLLC
217 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Robert L. Marvin 5608 Montelle Lane Nashville, TN 37211	New Owner	161-14-O-D-013.00
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Heather Marie Marvin v. Robert Lawrence Marvin**, Davidson County Fourth Circuit Court, Case No. 23D-357. Accordingly, **Heather M. Martin (a/k/a Heather Marie Marvin)**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Robert L. Marvin (a/k/a Robert Lawrence Marvin,** his heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being Lot No. 13 on the Plan of Ashley Park Subdivision, of record in Book 9700, page 823, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Heather M. Marvin and husband, Robert L. Marvin, by Warranty Deed from Great Southern Homes, Inc., dated May 4, 2005, and recorded on May 11, 2005, in Instrument No. 20050511-0053266, Register's Office for Davidson County, Tennessee.

This is improved property known as 5608 Montelle Lane, Nashville, Tennessee 37211. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4 day of October, 2023.

Grantor:

HEATHER M. MARVIN
(a/k/a Heather Marie Marvin)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **HEATHER M. MARVIN (a/k/a Heather Marie Marvin)**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of ~~October, 2023~~.

NOTARY PUBLIC

STEPHANIE J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-9-2027

My commission expires: 3-9-27

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, after first being duly sworn according to the 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 **Heather Marie Marvin v. Robert Lawrence Marvin**, Davidson County Fourth Circuit Court, Case No. 23D-357, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 4th day of October, 2023.

NOTARY PUBLIC

STEPHANIE J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-9-2027

My Commission Expires: 3-9-27