THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

Karen Johnson Davidson County
Batch# 1075419 DEEDQC
11/27/2023 01:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231127-0091457

ADDRESS NEW OWNER: **MEGAN THOMPSON**
412 Nesbitt Lane
Madison, TN 37115

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **060-04-0-056.00**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of IAN BUCHANAN FITCHUK V. JESSICA MEGAN THOMPSON FITCHUK, in the Fourth Circuit Court of Davidson County, Tennessee, Docket Number 21-D-992, the receipt of which is hereby acknowledged, Ian Fitchuk, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Megan Thompson, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

LANE IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE PLAN OF SECTION II, MADISON MEADE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3700, PAGE 107, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE.

This is the same description as in the previous deed of record.

Being the same property conveyed to Ian Fitchuk and Megan Fitchuk, husband and wife, by Warranty Deed dated April 1, 2020, from Jeremy Larson and Elsie Larson, husband and wife, of record, Instrument No. 20200403-0036006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 412 Nesbitt Lane, Madison, TN 37115.

IN TESTIMONY WHEREOF we, have executed this instrument this the 22nd day of September 2023.

IAN FITCHUK, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Megan Thompson, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 22nd day of September 2023.

NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: November 6, 2023.

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA 66-5-209(6)