Karen Johnson Davidson County
Batch# 1075419 DEEDQC
11/27/2023 01:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231127-0091458

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

ADDRESS NEW OWNER: **IAN FITCHUK**
212 Maplewood Trace
Nashville, TN 37207

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, Megan Thompson, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Ian Fitchuk, Grantee, his 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:

ALL that certain lot, parcel or tract of land, situated and lying in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot 1 on the Plat of Subdivision of the Life Church Property of record in Instrument Number 20200910-0103225, Register's Office for Davidson County, Tennessee.

This is the same description as in the Scrivener's Affidavit correcting the legal description of the previous deed of record dated May 5, 2021.

Being the same property conveyed to Ian Fitchuk, married, by Warranty Deed dated March 5, 2021, from Biddle Enterprises, Inc., A Tennessee Corporation, of record, Instrument No. 20210422-0053854, 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 212 Maplewood Trace, Nashville, TN 37207.

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

MEGAN THOMPSON, 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.

Janice Stanley Walden
NOTARY PUBLIC

My Commission Expires on November 6, 2023.

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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