Karen Johnson Davidson County
Batch# 1077258 DEEDQC
12/01/2023 03:23:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231201-0092984

THIS INSTRUMENT PREPARED BY:
Jacob R. Nemer, Esq.
NEMER LLP
818 18th Avenue South
10th Floor
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Alexander Janeway 2626 Woodyhill Drive Nashville, TN 37207	**Same**	071 04 0 029.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

JACOB R. NEMER
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 7, 2024
COUNTY OF DAVIDSON

The consideration for this transfer is Zero Dollars ($0.00).

ALEXANDER JANEWAY

Sworn to and subscribed before me this 29th day of November, 2023.

NOTARY PUBLIC
My Commission Expires: May 7, 2024

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), the transaction being an adjustment of property rights between divorcing parties, and pursuant to and in consideration of the terms of a certain Final Decree of Divorce entered on November 14, 2023, in the Fourth Circuit Court for Davidson County, Tennessee, in the case *Allison Jean Dowdle Janeway v. Alexander vanZandt Janeway,* civil action number 23D705, as well as other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Allison Dowdle Janeway, also known as Allison Jean Dowdle** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Alexander Janeway** (hereinafter "Grantee"), his heirs,

successors, and assigns, any and all right, title and interest she has or may have in and to certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Being Lot No. 230 on the plan of Joywood Heights, Section II, of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the west margin of Woodyhill Drive at the corner of Lots Nos. 229 and 230; thence with the line between said lots 200.1 feet to a point; thence northerly 35 feet to a point; thence westerly 30.3 feet to a point; thence northerly 30.3 feet to a point; thence with the line between Lots Nos. 230 and 231 easterly 226.7 feet to the westerly martin of Woodyhill Drive; thence southerly with the margin of said Woodyhill Drive 60 feet to the point of beginning.

Being the same property conveyed to Alexander Janeway, an unmarried man, by Warranty Deed from Kudzu Real Estate, Inc., of record in Instrument No. 20160831-0091205, Register's Office for Davidson County, Tennessee, dated August 30, 2016, and recorded August 31, 2016.

This is improved property known as 2626 Woodyhill Drive, Nashville, Tennessee 37207

WITNESS my hand and seal this 22 day of NOVEMBER, 2023.

ALLISON DOWDLE JANEWAY
A/K/A ALLISON JEAN DOWDLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALLISON DOWDLE JANEWAY, A/K/A ALLISON JEAN DOWDLE,** the within named Grantor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 22nd day of NOVEMBER, 2023.

NOTARY PUBLIC
My Commission Expires: 5/5/25.

JANET L. FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.