SPECIAL WARRANTY DEED	THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409.

Karen Johnson
Batch # 1084597
12/21/2023 10:54:48 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDWARRSP
3 pgs

20231221-0098436

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Lucy E. Donahue 2223 Belmont Blvd Nashville, TN 37212	New Owner	104-16-0-151.00

This deed is executed in accordance with the terms and conditions of the Marital Settlement Agreement dated as of October 30, 2023 executed by LUCY ELIZABETH DONAHUE and ROBERT JAMES DONAHUE. Accordingly, **ROBERT DONAHUE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **LUCY E. DONAHUE**, hereinafter called **"GRANTEE,"** her heirs and assigns, all that certain tract(s) or parcel(s) of land in Davidson County, State of Tennessee, described to wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 156 on the Belmont Land Co's Plan, called Belmont Heights, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 156 fronts 50 feet on the westerly side of Belmont Boulevard and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Robert Donahue and Lucy E. Donahue, husband and wife, by Warranty Deed from Catherine B. Snyder and Patrick M. Potempa, wife and husband dated August 14, 2020, recorded as Instrument No. 20200908-0101502, Register's Office of Davidson County, Tennessee.

Robert James Donahue and Robert Donahue is one and the same person.
Lucy Elizabeth Donahue and Lucy E. Donahue is one and the same person.

This is improved property known as 2223 Belmont Blvd., Nashville, TN 37212.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under said GRANTOR, but not further or otherwise; provided, however that this conveyance is subject to any limitations, restrictions and encumbrances as may affect the property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. 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. 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. The attorney preparing this deed makes no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and Grantee and no legal or tax advice was given by the preparer.

[Signatures on following page]

WITNESS my hand on the date set forth below.

Grantor:

Robert Donahue

STATE OF Virginia)
COUNTY OF Fairfax)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ROBERT DONAHUE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2023.

Notary Public

My Commission expires: 5/31/2026

AMY J. STIDHAM
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
ID# 134656

AFFIDAVIT

STATE OF_____)
COUNTY OF_____)

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Special Warranty Deed was executed and delivered in accordance with the terms of a Marital Settlement Agreement dated as of October 30, 2023 executed by LUCY ELIZABETH DONAHUE and ROBERT JAMES DONAHUE, and that there was no other consideration given for the transfer.

Lucy E. Donahue
Affiant

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

Notary Public

My Commission Expires: Feb 13 2025

See Attached
Notary Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 13th day of December, 2023, by Lucy E Donahue, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ETHAN CHONG
COMM. # 2346770
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. FEB. 13, 2025

(Seal)

Signature