This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

~~**DOCUMENT PREPARER: Please check this document carefully to assure that it has every matter of importance to your deal filled in. It is a complete instrument which you have to make sure the information is applicable to your Grantor and Grantee. Marital status and type of entity is very important. Do remember to delete these instructions. Make sure the Grantor's name appears in the acknowledgement section and that the document font is the same throughout this deed.~~

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Alfred Berkley Colvin, II**("Grantor")*, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Cheryl M. Colvin,***(Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

*BOTH UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Quail Ridge, Phase Two, Section Seven of record in Instrument #20061218-0155910, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cheryl M. Goode, unmarried, by virtue of that certain Warranty Deed dated August 23, 2007, and being of record at Instrument No. 20070824-0007571 in the Register's Office of Davidson County, Tennessee.

This Quitclaim Deed is executed pursuant to the terms of the Final Decree of Divorce and Marital Dissolution Agreement incorporated therein for Alfred Marie Bledsoe Colvin and Cheryl Marie Bledsoe Colvin; Docket No. 17D-1792, in the Fourth Circuit Court for Davidson County, Tennessee.

Cheryl M. Colvin is aka Cheryl M. Goode and aka Cheryl Marie Bledsoe Colvin.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 20th day of **December,** 2023.

Alfred Berkley Colvin, II

Karen Johnson Davidson County
Batch# 1090538 DEEDQC
01/11/2024 09:41:30 AM 2 pgs
Fees: $13.00 Taxes: $454.08
20240111-0002362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, Alfred Berkley Colvin, II with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of **December, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/2024

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$132,724.50

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is ~~$0~~ $122,724.50

AFFIANT

SUBSCRIBED AND SWORN before me this the 20th day of **December, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/2024

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

PROPERTY ADDRESS: **4968 Indian Summer Dr.**
Nashville, TN 37207
TAX PARCEL NO.: **032090B03000CO**
PROPERTY OWNER: _____
OWNER'S ADDRESS:

New Owner &
MAIL TAX BILLS TO: Cheryl Colvin
4968 Indian Summer Dr
Nashville TN 37207

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on ~~January~~ December 20, 2023.

Affiant Signature

1/8/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of January, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/6/2026