Karen Johnson Davidson County
Batch# 1104969 DEEDQC
02/27/2024 11:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240227-0013233

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	**Send Tax Bills To:**	**Map & Parcel No.:**
Megan Piphus 89 Fern Avenue Nashville, Tennessee 37207	Same as New Owner	071-14-0L-003.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WESLEY PEACE**, a single man ("Grantor"), does hereby quitclaim and convey unto **MEGAN PEACE**, a single woman (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 89 Fern Avenue, Nashville, Tennessee 37207. 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 attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 23 day of February, 2024.

GRANTOR:

Wesley Peace

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Wesley Peace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 23 day of February, 2024.

M. Catherine Clearwaters
Notary Public MCC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Wesley Peace
AFFIANT

Subscribed and sworn to before me, this 23 day of February, 2024.

M. Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 3 of 101 Fern Avenue Homes; a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 101 Fern Avenue Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171019-0107357, as amended in Instrument No. 20180306-0021129 and Instrument No. 20190307-0021162, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 101 Fern Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171019¬0107357, as amended in Instrument No. 20180306-0021129 and Instrument No. 20190307-0021162, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Wesley Peace and Megan Peace, Husband and Wife, by deed, of record in Instrument No. 20190619-0058825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 89 Fern Avenue, Nashville, Tennessee 37207.

*This property is being conveyed in compliance with a Marital Dissolution Agreement dated January 30, 2024.

CERTIFICATE OF AUTHENTICITY

I, Courtney Creal, 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 February 22, 2024 (date of document).

Courtney Lutz Creal
Affiant Signature

2/27/24
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 27th day of February, 2024.

Kimberley J. Raymond
Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY