FROM:
JEREMY D. LEE

TO:
TIFFANY L. LEE

Karen Johnson Davidson County
Batch # 1125296 DEEDQC
04/19/2024 03:55:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240419-0028374

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Tiffany L. Lee 6363 Eatons Creek Road Joelton, Tennessee 37080	SAME	Map#: 022 01 0 006.00

STATE OF TENNESSEE }
COUNTY OF _____ }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Chancery Court for Sumner County, Tennessee, Docket No. 2020DM-14**

TIFFANY L. LEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26, DAY OF March, ~~2023.~~ 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES: 28 Jan 2026
(AFFIX SEAL)

SUSAN E LEADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This Instrument Prepared By:

GEORGE D. SPANOS, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600
g.spanos@midtnlawyers.com

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Nashville, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **JEREMY D. LEE**, do hereby quitclaim to Tiffany L. Lee, all my marital interest, if any, in said real property in Davidson County, Joelton, Tennessee as described below:

LEGAL DESCRIPTION:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-writ:

Beginning at an iron pin in the Westerly right of way Eaton's Creek Road, being the Northeast corner of Lot #1 on the plan of Meadow Lark Estates, as of record in Book 3842, Page 89, R.O.D.C, TN, and being the Southeast corner of this tract, thence: N 72-16-37 W, 195.00' to an iron pin, thence: N 72-16-37 W, 194.92' to a concrete monument, thence: N 74-32-48 W, 192.25' to a metal post, thence: N 77-22-52 W, 220.06' to a corner post, and being the Southwest corner of a proposed road, thence: with said road, N 19-45-39 E, 214.66' thence: with a curve, having a radius of 25' and a chord bearing of N 64-01-29 E, a chord distance of 34.90' a distance of 38.63' to an iron pin, thence: with a curve, having a radius of 947.43' a central angle of 10-53-49 a chord bearing of S 77-09-37 E, a chord distance of 179.99' a distance of 180.26' to an iron pin, thence: S 82-36-31 E, 95.00' to an iron pin, thence: with a curve having a radius of 1,883.11' a central angle of 6-00-00, a chord bearing of S 79-36-31 E, a chord distance of 197.11' a distance of 197.20' to an iron pin, thence: S 76-36-31 E. 100.00' to an iron pin at a fence post, the Northwest corner of Lot #13 on the plan of Feltswood Subdivision, Section One, as of record in Plat Book 3700, Page 13, R.O.D.C, TN, thence: with the West line of Lot 313, S 13-23-29 W, 145.00' to a broken monument, thence: S 71-47-25 E, 215.25' to a broken monument in the westerly right-of-way Eaton's Creek Road, thence: with said right-of way Eaton's Creek Road, S 28 57-51 W, 136.64' to the point of beginning containing 4.075 acres more or less as per a survey by C&K Surveyors, dated 7/26/2010.

Being the same property conveyed to JEREMY D. LEE and TIFFANY L. LEE, , by Warranty Deed of record from JEREMY D. LEE and TIFFANY L. LEE, in Instrument Number 20190319-0025002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap,

familiar status or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604(c).

This is improved real property, known as: **6363 Eatons Creek Road, Joelton, Tennessee 37080.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of March, ~~2023.~~ 2024

JEREMY D. LEE

STATE OF TENNESSEE }
COUNTY OF Sumner }

Personally appeared before me, Jeremy D. Lee, a Notary Public in and for said County and State, the within named, **JEREMY D. LEE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Joelton, Tennessee, Sumner County, on this the 15th day of March, ~~2023.~~ 2024

NOTARY PUBLIC

My Commission Expires: My Commission Expires April 22, 2026
DATE

KRISTEN KIEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY