Karen Johnson Davidson County
Batch # 1130642 DEEDQC
05/03/2024 10:59:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240503-0032588

Subject Property: Map & Parcel: 171-3-B-17-00

Property Address: 413 Loudon Place, Brentwood, TN 37027

New Owner: Jason Deloney **Send Tax Bill to:**
Address: 413 Loudon Place Same address
Brentwood, Tennessee 37027

This instrument was prepared by: **Marissa L. Walters**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778; Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on May 10, 2023, Davidson County Third Circuit Docket No. Case Number 23D57, and for good and valuable consideration, and no monetary consideration, I, **Caroline Roberts**, hereby quitclaim and convey to **Jason Forrest Deloney,** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being all of Lot No. 264, Section SB, Fredericksburg, as the same appears on survey and plat of record in Book 7900, page 953, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Caroline Roberts Deloney and Jason Forrest Deloney husband and wife by Warranted Deed from Ian M. McGuinness and Julianna L. McGuinness, husband and wife, dated June 25, 2021, recorded July 1, 2021, of record in Instrument No. 20210701-0089462, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Ian M. McGuinness and Julianna L. McGuinness husband and wife by Warranty Deed from Grace E. Johnson, an unmarried person, dated May 3, 2019, recorded May 6, 2029, of record in Instrument No. 20190506-0041905, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at **413 Loudon Place, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2023, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer,

IN WITNESS WHEREOF I have hereunto set my hand this 19 day of April, 2024.

CAROLINE ROBERTS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Caroline Roberts,** 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 foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of April, 2024.

NOTARY PUBLIC

My Commission Expires 7/9/24

DARYL R. GLASS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/09/2024
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

JASON DELONEY

Sworn to and subscribed before me this 28th day of March, 2024.

NOTARY PUBLIC

5-16-24
My commission expires

The actual consideration or value, whichever is greater, is $0.

