Karen Johnson Davidson County
Batch# 1131825 DEEDQC
05/07/2024 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240507-0033497

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Natasha Danielle Kyle 1350 Horn Springs Road Lebanon, TN 37087	New owner	105-05-0M-001.00-CO

This deed is intended to divest the Grantor of any right, claim, or interest in the property in accordance with the divorce proceeding and Marital Dissolution Agreement dated September 20, 2023, of record in Case No. 23DV31 in the General Sessions Court for Wilson County, Tennessee at Lebanon. The transfer tax on this conveyance is exempt under the provisions of §67-4-409, et. seq., of the T.C.A.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John H. Eldridge III, an unmarried man**, by these presents does hereby quitclaim and convey unto, **Natasha Danielle Kyle, an unmarried woman**, her successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Unit A of 1719 14th Avenue South Townhomes as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 1719 14th Avenue South Townhomes of record in Instrument No. 20140708-0059950, in the 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 John H. Eldridge III, by Quitclaim deed from Austin Totty, unmarried, of record in Instrument No. 20201106-0130683 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 6, 2020.

Being also known as 1719A 14th Avenue S, Nashville, Tennessee 37203.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 6 day of May, 2024.

Affiant

Notary Public

My commission expires: 3-3-25
(Affix Seal)

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of May, 2024.

John H. Eldridge III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **John H. Eldridge III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of May, 2024.

Notary Public

My Commission Expires: 11/03/2025

CELIA P CHU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 5, 2024** (date of document).

Affiant Signature

May 7, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 7th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25