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

Karen Johnson Davidson County
Batch# 1136032 DEEDQC
05/16/2024 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240516-0036383

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Chad McGuire 1708 Boscobel Street Nashville, TN 37206	New owner	08314031600

This deed is intended to divest the Grantor of any right, claim, or interest in the property in accordance with the divorce proceeding and Consent Order dated January 18, 2023, of record in Case No. 24-199 DR in the Circuit Court of the Fourteenth Judicial Circuit in and for Bay County, Florida. 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, **Chandler Haligas, an unmarried woman**, by these presents does hereby quitclaim and convey unto, **Chad McGuire, an unmarried man**, his successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52, Edgefield's Land Company's First Subdivision of record in Book 57, Page 130, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Chad McGuire and Chandler Haligas, a married couple, by Warranty Deed from Eunice J. Hyde, an unmarried man, dated August 15, 2023, and recorded August 21, 2023 at Instrument No. 20230821-0065130. Chad McGuire and Chandler Haligas having since divorced.

Being also known as 1708 Boscobel Street, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 9th day of May, 2024.

Amanda Ikem
Affiant

My commission expires: 5-9-2026
(Affix Seal)

Brooke Hicks
Notary Public

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of May, 2024.

Chandler Haligas

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 **Chandler Haligas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2024.

Notary Public

My Commission Expires: 5-9-2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 9, 2024**.

Affiant Signature

May 16, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 16th 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