Karen Johnson
Batch # 1136310
05/17/2024 11:07:42 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240517-0036766

This Instrument Prepared by
And Return To:
Samuel C. Wright
Mockingbird Law Group, PLLC
P.O. Box 282218
Nashville, TN 37228

QUIT CLAIM DEED

THIS INDENTURE, made and entered into effective as of the 17 day of April, 2024, by and between **ROBERT O. LEWIS** (hereinafter called "Grantor") and **ANITA LEWIS** (hereinafter called "Grantee").

WITNESSETH:

That Grantor, pursuant to the Final Judgment of Dissolution of Marriage entered in the Tenth Judicial Circuit Court for Polk County, Florida on May 31, 2023, and for and in consideration of the sum of ten dollars ($10.00), and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, quit claim and convey unto the said Grantee and Grantee's heirs or successors and assigns, that certain property described as follows: Located in Madison, County of Davidson, State of Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 50 on the plan of Section 1, Revised, Arrowhead Estates, of record in Book 4955, page 27, Register's Office for said County. SAID Lot No. 50 fronts 71.38 feet on the southerly margin of Manzano Road and extends back 100.13 feet on the northeasterly line and 152.13 feet on the westerly line to a broken line in the rear, measuring 151.18 feet thereon.
>
> BEING the same property conveyed by special warranty deed from the Administrator of Veterans Affairs, an Officer of the United States of America, to Robert O. Lewis and wife Anita Lewis, recorded May 31, 1984, as Instrument No. DB-00006306 0000151 in Davidson County, Tennessee Register of Deeds.

The foregoing legal description is the same as contained in the resource of the title shown above.

This is the improved property known as: 204 Manzano Road, Madison, TN 37115.

WITNESS the execution of this instrument by Grantors effective as of the day and year first above written.

By: _____
Robert O. Lewis

STATE OF Florida :
COUNTY OF Polk. :

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert O. Lewis, to me known to be the Grantor described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17 day of April, 2024.

_____
Notary Public

My Commission expires: March 22, 2025

SAMARA O. WATTS NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires Mar. 22. 2025
Comm. # HH 78869

THIS QUIT CLAIM DEED IS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

****

STATE OF Florida, COUNTY OF Polk:

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, this transfer is pursuant to a Marital Dissolution Agreement and is therefore exempt under Tenn. Code Ann. § 67-4-409(a)(3)(E).

Robert O. Lewis

Subscribed and sworn to before me this 17 day of April, 2024.

SAMARA O. WATTS NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires Mar. 22. 2025 Comm. # HH 78869

Notary Public

My Commission Expires: March 22, 2025

Name and Property Address of Owner and Mail Tax Bills to:

Veterans Administration Regional Office
110 9th Ave. South
Nashville, TN 37203

Anita Lewis
204 Manzano Road
Madison, TN 37115

Property Address:
204 Manzano Road,
Madison, TN 37115

Tax Parcel No. 093 11 0H 040 00