Karen Johnson
Batch # 1139915
05/28/2024 03:24:02 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240528-0039527

THIS INSTRUMENT WAS PREPARED BY: L. Christopher Hunt, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite P, Spring Hill, TN 37174		
NAMES AND ADDRESS OF NEW OWNERS AND RETURN DEED TO:	**SEND TAX BILLS TO:**	**MAP & PARCEL ID:**
Sheila Denise Ziglar 5624 Cedar Ash Crossing Antioch, TN 37013	New Owner	**164-13-0-042.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, JOHN DEREK ZIGLAR, a single man, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the final judgment of Divorce in Docket No. 12D-871, Fourth Circuit Court for Davidson County, Tennessee at Nashville, does hereby convey, remise, release and forever quitclaim unto SHEILA DENISE ZIGLAR, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Section One, Asheford Crossing, of record in Book 7900, Page 937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Derek Ziglar, married, from Phillips Builders, Inc. by deed dated March 14, 1996, of record in Book 9983, Page 803, said Register's Office.

This Deed was prepared from the legal description supplied by the grantor herein and the draftsman of the instrument does not guarantee matters of survey or title.

This is improved property commonly known as 5624 Cedar Ash Crossing, Antioch, TN 37103.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises, including any and all existing easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 1st day of May, 2024.

John D. Ziglar

JOHN DEREK ZIGLAR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JOHN DEREK ZIGLAR, the grantor herein, whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

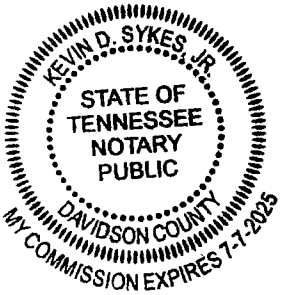
Witness my hand and official seal, at office, this 1st day of May, 2024.

K D Sykes

Notary Public

NOTARY
STAMP

My commission expires: July 7, 2025



THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a)(1)(C)(v): Domestic settlement decrees and/or domestic decrees and/or deeds which are an adjustment of property rights between divorcing parties ; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409(a)(1)(E).