QUITCLAIM DEED

Karen Johnson
Batch # 1141398
06/03/2024 08:55:06 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240603-0040780

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Shatoria Abernathy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF DECEMBER, 2023.

Jackie L Johnson
Notary Public

COMMISSION EXPIRES: 7/15/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
James E. Abernathy, III	James E. Abernathy, III	059 04 0A 223.00
(Name) 3160 Bridgepoint Dr. Nashville, TN 37207	3160 Bridgepoint Dr. Nashville, TN 37207	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Shatoria Abernathy, an unmarried person, hereinafter referred to as Grantor, hereby quitclaims to James E. Abernathy, III, an unmarried person, his heirs and assigns forever, all of her right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee being Lot 145 on the Final Plat of Phase 4,5,6, of Brookview Subdivision, of record in Instrument No, 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James E. Abernathy, III and wife, Shatoria Abernathy from Centex Homes, a Nevada General Partnership by Deed dated September 17, 2007 and recorded on September 19, 2007 in Instrument No. 20070919-0112267, Register's Office for Davidson County, Tennessee.

Said property is conveyed pursuant to the provisions of the Final Decree of Divorce, entered August 28, 2023, in the matter of James Edward Abernathy, III v. Shatoria Abieyuwa Abernathy, in the Fourth Circuit Court for Davidson Counmty, Tenenssee, Docket No. 23D267, and subject to such limitations, restrictions and encumbrances as may affect the premises.

The undersigned Grantor acknowledges receipt from Grantee and payment and satisfaction in full of the Grantee's obligation to compensate Grantor for her share of the equity interest in the subject real property, as described and required in the above-referenced Final Decree of Divorce, and hereby releases Grantee from any further liability and obligation for same..

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the 29 day of December, 2023.

Shatoria Abernathy

STATE OF TENNESSEE

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shatoria Abernathy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2023.

Notary Public

My Commission Expires: 7/15/26

JACKIE L. JOHNSON
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.
(SEAL)