Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson
Batch # 1143964
06/06/2024 10:53:34 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240606-0042429

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Courtney Nicole Petersen 1300 Duns Lane Nolensville, TN 37135	New Owner	Map Parcel 187-09-0A-315.00 CO

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Courtney Nicole Petersen v. Chad Joseph Petersen** in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 24D208 and that there was no consideration given for the transfer.

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Courtney N Petersen
COURTNEY NICOLE PETERSEN

Sworn to and subscribed before me, this the 31 day of May, 2024.

NOTARY PUBLIC
My Commission Expires: _____

This transaction is exempt from tax pursuant to T.C.A. §67-4-409 (a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case **Courtney Nicole Petersen v. Chad Joseph Petersen** in the Fourth Circuit Court for Davidson County, Tennessee, Docket No.24D208. Accordingly, **CHAD JOSEPH PETERSEN** has bargained and sold, and by these presents does transfer and quitclaim to **COURTNEY NICOLE PETERSEN**, her heirs, successors and assigns, all of his rights, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Phase Three, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20170510-0046571, 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 Courtney Nicole Petersen and Chad Joseph Petersen, wife and husband by Warranty Deed from Hunter Fikes and Kayla Fikes, husband and wife of record in Instrument No. 20220622-0070844 Register's Office for Davidson County, Tennessee, dated June 16, 2022 and recorded on June 22, 2022.

Legal description obtained from prior deed.

This is improved property known as **1300 Duns Lane, Nolensville, TN 37135**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand, this 30th day of May, 2024.

CHAD JOSEPH PETERSEN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, Chad Joseph Petersen, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of May, 2024.

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
NOTARY PUBLIC
My Commission Expires: 5-9-26

DISCLAIMER

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER. THERE HAS BEEN NO TITLE SEARCH OR EXAMINATION TO DETERMINE OWNERSHIP OR STATUS OF TITLE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.