Karen Johnson
Batch # 1151488
06/26/2024 03:12:51 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240626-0048069

NEW OWNER :
Justin Lal Willingham

SEND TAX BILLS TO:
Justin Lal Willingham
847 Neartop Drive
Nashville, TN 37205

Map-Parcel Numbers:

Map and Parcel

THIS INSTRUMENT PREPARED BY:

Burdine Law Firm, PLLC
Hannah Burdine, Attorney at Law
2021 Richard Jones Road, # 350C
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND HANNAH BURDINE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties contemporaneously with the filing of the *Complaint for Divorce* and the forthcoming *Final Decree of Divorce* entered in the Circuit Court for Davidson County, Tennessee, and other good and valuable consideration, including $10.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **LEAH RALSTON WILLINGHAM,** (Grantor) has remised, released, transferred and conveyed and by these presents does bargain, remise, release, transfer and convey and forever quitclaim unto **JUSTIN LAL WILLINGHAM,** (Grantee), his heirs and assigns, forever, all of her right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, State of Tennessee, described as follows, to wit:

A PARCEL OF LAND LOCATED IN THE STATE OF TN, COUNTY OF DAVIDSON, WITH A SITUS ADDRESS OF 847 NEARTOP DR, NASHVILLE TN 37205-1317 C017 CURRENTLY OWNED BY WILLINGHAN JUSTIN LAL & WILLINGHAN LEAH HAVING A TAX ASSESSOR NUMBER OF 103-14-0-008 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS LT 7 RESUB LTS3&4SEC 1 HILLWOOD EST&RESUB LT 7 HILLWOOD TERR AND DESCRIBED IN DOCUMENT NUMBER 131282 DATED 12/13/2016 AND RECORDED 12/14/2016.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties as such this conveyance is exempt from recordation tax under *Tenn. Code Ann.* § 67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 17th day of June 2024.

Leah Ralston Willingham

LEAH RALSTON WILLINGHAM

STATE OF TENNESSEE
COUNTY OF
DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LEAH RALSTON WILLINGHAM**, with whom I am personally acquainted, or proved to me 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 17 day of June 2024.

NOTARY PUBLIC

TERESA H TRAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 11-2-2026

My commission expires: 11-2-2026

* *

The actual consideration or value, whichever is greater, for this transfer is $__________.

AFFIANT

Sworn to and subscribed to before me this______day of____________2021.

NOTARY PUBLIC

My commission expires:____________