Karen Johnson Davidson County
Batch# 1153004 DEEDQC
07/01/2024 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240701-0049333

QUITCLAIM DEED

FROM: ALICIA A. BYBERG-LANDMAN

TO: STEPHEN DAVID LANDMAN

This Instrument was Prepared by:
Gabrielle Mees Logston Esq.
Gullet Sanford Robinson & Martin, PLLC
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:
Stephen David Landman
1041 Overton Lea Road
Nashville, TN 37220

SEND TAX BILLS TO:
Stephen David Landman
1041 Overton Lea Road
Nashville, TN 37220

MAP-PARCEL NO.:
145-8-7.00

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 **Alicia Ann Landman v. Stephen David Landman** in the Third Circuit Court for Davidson County, Tennessee, Docket No. 23D332 and that there was no consideration given for the transfer.

STEPHEN DAVID LANDMAN

Sworn to and subscribed before me, this the 26th day of February, 2024.

DAVID WESTOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9-7-2026

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 **Alicia Ann Landman v. Stephen David Landman** in the Third Circuit Court for Davidson County, Tennessee, Docket No.23D332. Accordingly, **ALICIA A. LANDMAN** has bargained and sold, and by these presents does transfer and quitclaim to **STEPHEN DAVID LANDMAN**, his heirs, successors and assigns, all of her right, 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. 9 on the Map of the Third Addition to Lealand Manor, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, as follows: Beginning on the southerly margin of Overton Lea Road, at the northeast corner of the property conveyed to William A. Manier, III, and wife, by deed from A.M. Gant and wife, of record in Book 1712, Page 620, Register's

Office for said County, being the corner of Lots Nos. 8 and 9; thence with the line between two said lots, southwestwardly 170.78 feet to the beginning of a curve; thence around said curve with a radius of 30 feet northeastwardly 41.34 feet to the northwesterly margin of Lakeview Drive; thence with same, northeastwardly 394.69 feet to the beginning of another curve; thence around said curve with a radius of 22.95 feet, northwestwardly 52.01 feet to the southerly margin of Overton Lea Road; thence with same westwardly 248.92 feet to the beginning.

Being the same property conveyed to Stephen David Landman and Alicia A. Byberg-Landman, husband and wife, by Warranty Deed from Dennis W. Clark, unmarried, dated October 31, 2014, of record as Instrument No. 20141105-0102282. Being the same property conveyed to Dennis W. Clark by Warranty Deed from Russell E. Baugh and wife, Elisabetha C. Baugh in the amount of $555,000.00, dated March 11, 2013, of record as Instrument No. 20130314-0025473, Register's Office for Davidson County, Tennessee.

Legal description obtained from prior deed.

This conveyance is subject to: all covenants, easements, restrictions and other matters of record.

This is improved property known as: **1041 Overton Lea Road, Nashville, TN 37220.**

WITNESS my hand, this 19 day of February, 2024.

ALICIA A. LANDMAN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, Alicia A. Landman 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 19 day of February, 2024.

DAVID WESTOVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9-7-2026

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.

True Copy Certification

I, Gabrielle Mees Logston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 19, 2024.

Affiant Signature

Date: 7/1/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1 day of July, 2024.

Notary's Signature

My Commission Expires: 9-7-2026

Notary's Seal

