Karen Johnson
Batch # 1153116
07/01/2024 02:14:18 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240701-0049535

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Melanie Wilson Guinn **117 Lea Avenue** **Nashville, TN 37210**	**093110C002.00**	**Same as Owner**
This instrument prepared based upon information provided by the parties without a title search by: Rachel M. Thomas, Esq. 1818 20th Avenue South, Suite 300, Nashville, Tennessee 37212		

The actual consideration or value, whichever is greater, for this transfer is $0.00, in accordance with the conditions of the Final Decree of Divorce entered on June 4, 2024 by the Chancery Court for Henry County, Tennessee. This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(v).

Melanie Wilson Guinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 26 day of June, 2024.

KRISTY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kristy Ryan
NOTARY PUBLIC

My Commission Expires: 11/2/26

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) cash in accordance with the conditions of the Final Decree of Divorce entered on June 4, 2024 by the Chancery Court for Henry County, Tennessee, **DANNY RAY GUINN**, ("Grantor"), by these presents, does hereby quitclaim and convey unto **MELANIE WILSON GUINN** (one in the same as Melanie Carol Guinn), ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Danny R. Guinn and wife, Melanie W. Guinn, by Warranty Deed of Amber E. King, signed on December 28, 2018 and recorded on January 9, 2019 and of record as Instrument No. 20190109-0002318 in the Register's Office of Davidson County, Tennessee. Danny R. Guinn and Melanie W. Guinn having since divorced, Danny R. Guinn

executes this Quitclaim Deed in accordance with the terms of the Marital Dissolution Agreement filed on June 4, 2024, in the Chancery Court for Henry County, Tennessee under Docket No. 25634.

This is improved property known as:
117 Lea Avenue
Nashville, Tennessee 37220

Legal description obtained from prior deed.

Subject to those certain Sewer Easements of record in Book 6807, page 851, and Book 6974, page 969 in the Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee.

Subject to that certain Master Deed for Rutledge House Condominiums of record in Book 11687, page 739 in Register's Office by Davidson County, Tennessee.

Subject to those certain By-Laws for Rutledge House Condominiums of record in Book 11687, page 805 in Register's Office of Davidson County, Tennessee.

Subject to Charger for Rutledge House Condominiums of record in Book 11687, pages 802 and 735 in Register's Office of Davidson County, Tennessee.

Subject to matters as set out in instrument of record in Book 6616, page 614 in the Register's Office of Davidson County, Tennessee.

Subject to matters as set out in instrument of record in Book 10512, page 477 in the Register's Office of Davidson County, Tennessee.

Subject to matters as set out in instrument of record in Book 10512, page 464 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 21 day of June, 2024.

Danny Ray Guinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DANNY RAY GUINN**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed this instrument for the purposes herein contained.

Witness my hand and seal on this the 21st day of June, 2024.

Karen Chandler
NOTARY PUBLIC

KAREN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HENRY

My Commission Expires: 06/05/2028

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROCIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTIONS HEREIN ARE TAKEN FROM THE PRIOR INSTRUMENTS OF RECORD, AND PREPARER ASSUMED NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.