THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER:	**JOHN REESE** **873 Forest Acres Drive** **Nashville, TN 37220**
Send Tax Bills to:	**NEW OWNER**
MAP AND PARCEL:	**160-02-0-018.00**

Karen Johnson Davidson County
Batch # 1153788 DEEDQC
07/02/2024 12:44:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240702-0049939

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the Final Decree of Divorce in the case of AUDREY NICOLE REESE V. JOHN REESE, III, in the Circuit Court of Wilson County, Docket No. 23DC-756, the receipt of which is hereby acknowledged, Audrey Reese, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto John Reese, Grantee, his heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. B on the plan of Subdivision Lots "A" "B" & "C" being a resubdivision of Lots 27 & 28, Forest Acres Section 3 R.O.D.C. Book 1424, Page 56, of record in Book 2330, Page 7, Register's Office for said County.

Said Lot No. B, which is a corner lot, fronts 252.3 feet on the Southerly margin of Nanearle Place and fronts 193.6 feet on the Easterly margin of Forest Acres Drive, said frontages being joined by a curve having a length of 19.9 feet, and extends back 299.7 feet on the Southerly line and 194.5 feet on the Easterly line to a point of interaction.

This is the same description as in the previous deed of record.

Being the same property conveyed to John Reese and Audrey Reese, Husband and Wife, by Warranty Deed dated July 28, 2017, from Mark A. Humphrey and Wife, Nancy S. Humphrey, of record, Instrument No. 20170731-0077293, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 873 Forest Acres Drive, Nashville, TN 37220.

IN TESTIMONY WHEREOF I have executed this instrument this the 4th day of April 2024.

Audrey Reese
AUDREY REESE, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Audrey Reese, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 4th day of April 2024.

Janice Stanley Walden
NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires on November 8, 2027.

***This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA* § 67-4-409(a)(3)(E).**