This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 1153800 DEEDQC
07/02/2024 01:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240702-0049953

QUITCLAIM DEED

FROM: MATTHEW PAUL ROBERT, Grantor

TO: ALEXANDRA LEEMHORST DOLAN, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Alexandra Leemhorst Dolan 1214 Ardee Avenue Nashville, Tennessee 37216	Same	061-15-0-127.00

STATE OF ~~TENNESSEE~~ New Hampshire)
)
COUNTY OF Cheshire)

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 the case styled **Alexandra Leemhorst Dolan v. Matthew Paul Robert, Davidson County Circuit Court, Nashville, Tennessee, Docket #23D-1219** and that there was no other consideration given for the transfer.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of April, 2024.

Karen Sirois
Notary Public, State of New Hampshire
My Commission Expires 10/04/27

Notary Public
My Commission Expires: 10/04/2027

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

KAREN SIROIS NOTARY PUBLIC NEW HAMPSHIRE MY COMM. EXPIRES 10/04/2027

executed in that certain case styled **Alexandra Leemhorst Dolan v. Matthew Paul Robert, Davidson County Circuit Court, Nashville, Tennessee, Docket #23D-1219**. Accordingly, **Matthew Paul Rober does hereby quitclaim unto the said Alexandra Leemhorst Dolan,** her heirs, successors, and assigns, all of his right, title and interest in and to that certain tracts or parcels of land in Davidson County, Tennessee, as described more fully in Exhibit A attached hereto.

The Property is improved property known as 1214 Ardee Avenue, Nashville, Tennessee 37216.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

202407020049953

Witness my hand this 25 day of April, 2024.

GRANTOR:

Matthew Paul Robert

MATTHEW PAUL ROBERT

STATE OF ~~TENNESSEE~~ New Hampshire KS)
)
COUNTY OF Cheshire)

Personally appeared before me, Karen Sirois, a Notary Public of said County and State, MATTHEW PAUL ROBERT, the within named bargainor, 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 seal, at Office in Hillsborough County, New Hampshire KS ~~Tennessee~~, this 25th day of ~~February,~~ April KS 2024.

Karen Sirois

Notary Public

My Commission Expires: 10/04/2027

KAREN SIROIS
MY COMM. EXPIRES
NOTARY
PUBLIC
10/04/2027
NEW HAMPSHIRE

202407020049953

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7 and Block D on the Plan of Re-Subdivision of Sunnymeade, Unit No 1, Subdivision of Sunnymeade, Unit No 2 of record in Plat Book 974, Page(s) 56 and 57, 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 MATTHEW P. ROBERT and ALEXANDRA L. DOLAN, husband and wife, by Warranty Deed dated January 29, 2020 from ROBERT STONE and spouse ROBERT C. PALERMO, of record as Instrument Number 20200130-0011008, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Ryan Cunningham, 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 4/25/2024 (date of document).

Affiant Signature

6/5/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2024
Commission number 1387936
Member, Pennsylvania Association of Notaries