Karen Johnson Davidson County
Batch # 1155785 DEEDQC
07/09/2024 02:26:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240709-0051445

This Instrument Prepared By:
Hawley & McCadams, PLLC
308 W. Washington Street
Paris, TN 38242

QUITCLAIM DEED

This instrument made and entered into on this the 25th day of June, 2024, by and between Danny R. Guinn (one and the same as Danny Ray Guinn), party of the first part of Henry County, Tennessee, and Melanie W. Guinn (one and the same as Melanie Carol Guinn), party of the second part of Davidson County, Tennessee.

WITNESSETH

That for and in return for good and valuable considerations, the receipt of all of which is hereby acknowledged, and pursuant to the terms of the Marital Dissolution Agreement filed June 6, 2024, in Civil Action Number 25634 in the Chancery Court of Henry County, Tennessee, the party of the second part conveys and quitclaims unto the party of the first part all her right, title and interest in and to the following land lying in Davidson County, Tennessee, and more particularly described as follows:

Property address: 646 President Ronald Reagon Way, Nashville, TN 37210 (formerly 2nd Avenue South)

Known as Parcel 093 11 OC 03100 in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit No. 31 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.

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.

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

In accordance with T.C.A. §66-24-121, the foregoing legal description is the same contained in the previous deed of record.

This being a portion (Tract 2) of the same real property conveyed to Melanie W. Guinn by Quitclaim Deed of Danny R. Guinn dated the 8th day of September, 2016, of record as Instrument No. 20160909-0095144 in the Register's Office of Davidson County, Tennessee.

This document was prepared without the benefit of a survey or title examination and no representations are being made as to the accuracy of the boundaries, validity of title or amount of acreage included in this conveyance.

In testimony whereof, the party of the second part has hereunto set her signature, this the day and date first above written.

GRANTOR:

Melanie W. Guinn

MELANIE W. GUINN (one and the same as MELANIE CAROL GUINN)

STATE OF TENNESSEE
COUNTY OF HENRY

Personally appeared before me, a notary public in and for said county and state, the within named Melanie W. Guinn, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Paris, Henry County, Tennessee, this 25th day of June, 2024.

Karen Chandler

NOTARY PUBLIC

My Commission Expires: 06/05/2028

KAREN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HENRY

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NAME AND ADDRESS OF PROPERTY OWNER

Danny R. Guinn
1718 E. Wood Street
Paris, TN 38242

Name and Address of Person or Entity
Responsible for payment of property taxes.

SAME AS PROPERTY OWNER

The parties hereto acknowledge that neither Robert W. Hawley, Attorney at Law, nor the Law Office of Hawley & McCadams, PLLC, is the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue Code, as amended by Tax Reform Act of 1986.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTEE HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.

I swear or affirm that in accordance with T.C.A. 67-4-409(a) (4) no recordation tax is due in that the actual consideration is $1.00.

Ellen C. Cameron

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

_____ My Commission Expires: _____
NOTARY PUBLIC

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