QUITCLAIM DEED

Karen Johnson
Batch # 1158450
07/16/2024 09:31:19 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240716-0053288

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Johnna Vance Holt 116 Riner Court Old Hickory, TN 37138	Johnna Vance Holt 116 Riner Court Old Hickory, TN 37138	053 15 0 009.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after 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 the Marital Dissolution Agreement in that certain case styled Johnna Vance Holt v. Martin Kent Holt, Davidson County Third Circuit Court No. 24D510; and the actual consideration given for the transfer is $0.00. This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Affiant

SUBSCRIBED AND SWORN TO before me this 20th day of April 2024.

Notary Public

My Commission Expires: 10/04/2027

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

WHEREAS, Martin Kent Holt ("Grantor") and Johnna Vance Holt ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Johnna Vance Holt v. Martin Kent Holt, Davidson County Third Circuit Court Case No. 24D510;

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee;

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Martin Kent Holt, the Grantor, does hereby convey, remise, release and forever quitclaim unto Johnna Vance Holt, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows to wit: Being Lot Number 10 on the Plan of Dupontonia Park, of record in Plat Book 2900, page 47, and amended in Plat Book 3075, page 585, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Johnna C Wilson, single person, from Federal Home Loan Mortgage Corporation ("Freddie Mac"), by Special Warranty Deed recorded on February 20, 2013, of record in Instrument No. 20130220-0016756, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Riner Court, Old Hickory, TN 37138.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 26th day of April 2024.

MARTIN KENT HOLT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARTIN KENT HOLT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April 2024.

Notary Public

My commission expires: 10/04/2027

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027