Karen Johnson Davidson County
Batch# 1167084 DEEDQC
08/06/2024 02:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240806-0060017

# QUITCLAIM DEED

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: |
|---|---|---|
| Lindsay Blair Klein<br>1703 Electric Avenue<br>Nashville, TN 37206 | Same | 094 02 0 071.00 |

## 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 Lindsay Blair Klein v. Nathaniel Clifford Klein, Davidson County Third Circuit Court, No, 23D-49, and the actual consideration given for the transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 9 day of Jan, 2024.

Notary Public

My Commission Expires: 9-7-2026

DAVID WESTOVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, Nathaniel Clifford Klein ("Grantor") and Lindsay Blair Klein ("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 Lindsay Blair Klein v. Nathaniel Clifford Klein, Davidson County Third Circuit Court, No, 23D-49; and

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

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Nathaniel Clifford Klein, the Grantor, does hereby convey, remise, release and forever quitclaim

unto Lindsay Blair Klein, the Grantee, her heirs and assigns, all of his legal, marital or equitable interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows, and any interest Grantor may have therein is hereby divested from him and vested in the Grantee:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of United Electric Railway of record in Plat Book 161, Page 8, 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 Nathaniel Clifford Klein and Lindsay Klein, husband and wife, by Instrument No. 20200626-0069499, Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on June 26, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNITED ELECTRIC RAILWAY, as recorded in Plat Book 161, Page 8.

This is improved property known as 1703 Electric Avenue, Nashville, TN 37206.

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt from recordation tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E).

**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 9 day of Jan, 2024.

**NATHANIEL CLIFFORD KLEIN**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

NATHANIEL CLIFFORD KLEIN, 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 9 day of Jan, 2024.

Notary Public

My commission expires: 9-7-2026

DAVID WESTOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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 **January 9, 2024** (date of document).

Ryan Cunningham
Affiant Signature

**January 9, 2024**
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this **9th** day of **January**, 2**024**.

Leslie A Hramika
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