Karen Johnson Davidson County
Batch # 1167423 DEEDQC
08/12/2024 12:41:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060501

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:
Mahogany Anthony 3364 William Bailey Drive Nashville, TN 37207	Same	059 15 0A 172.00

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 Mahogany November Anthony v. Elijah Martelli Anthony, Davidson County Third Circuit Court, No. 22D-1703, and the actual consideration given for the transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 1st day of March, 2024.

Notary Public

My Commission Expires: 9.8.25

LISA PETTIBONE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WHEREAS, Elijah Martelli Anthony ("Grantor") and Mahogany November Anthony ("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 Mahogany November Anthony v. Elijah Martelli Anthony, Davidson County Third Circuit Court, No. 22D-1703; and

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; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Elijah Martelli Anthony, the Grantor, does hereby convey, remise, release and forever quitclaim unto Mahogany November Anthony, 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:

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of CHATEAU VALLEY, PHASE 6 & 7, as shown by plat of record in Instrument No. 200912110113102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mahogany Anthony and Elijah M. Anthony, wife and husband, from Goodall Inc. Builders, a Tennessee corporation, by Warranty Deed dated September 17, 2015, of record at Instrument No. 20150921-0095583, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitation on title set forth in restrictions recorded in Book 7835, page 86 and Instrument No. 201011170092122, and in all allied instrument(s) referred to in said restrictions.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200912110113102, Register's Office for Davidson County, Tennessee.
3. Stormwater Detention Agreement as recorded in Book 7702, page 428; Book 7702, Page 434; Instrument No. 200310100150642; and Instrument No. 200703290037729, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewers/storm drainage/water mains and appurtenances as recorded in Book 9466, Page 749, Register's Office for Davidson County, Tennessee.
5. Dedication of Public Utilities and Drainage Easement as recorded in Instrument No. 200501030000576, Register's Office for Davidson County, Tennessee.
6. R.O.W. Easement to South Central Bell as recorded in Book 8168, page 660, Register's Office for Davidson County, Tennessee.
7. Deed of Conveyance to Metro Government for sanitary sewers as recorded in Book 8204, page 231 and Book 8377, Page 948, Register's Office for Davidson County, Tennessee.
8. Deed of Conveyance to Metro Government for water mains as recorded in Book 8204, page 271, Register's Office for Davidson County, Tennessee.
9. Common Area conveyed to HOA as recorded in Instrument No. 201011170092123, Register's Office for Davidson County, Tennessee.
10. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3364 William Bailey Drive, Nashville, TN 37207.

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.

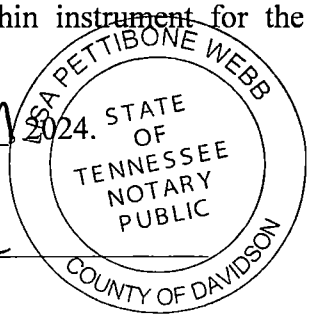
IN WITNESS WHEREOF, I have hereunto set my hand on this 1st day of March, 2024.

ELIJAH MARTELLI ANTHONY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ELIJAH MARTELLI ANTHONY, 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 15 day of March, 2024.



Notary Public

My commission expires: 9.8.25