FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 1169159 DEEDQC 08/14/2024 11:46:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20240814-0062072	**The actual consideration for this transfer pursuant to TENNESSEE CODE ANNOTATED § 67-4-409 is $0.00 as it is part of an adjustment of property rights between divorcing parties as part of a MARITAL DISSOLUTION AGREEMENT entered in the Third Circuit Court for Davidson County, Tennessee, Case No. 21D-1899.** Affiant Notary My Commission Expires: 11/2/2026 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2024.

MARRIANNE BAUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2026

Address of New Owner:	Map – Parcel Number:	Send Tax Bills To:
Holly M. Waldrup 1033 Stone Ridge Drive Nashville, TN 37211	180-02-0A-024.00-CO	SAME AS NEW OWNER

This instrument prepared by:
Kristen B. Amonette, Esq.
Lindsey Amonette McCarter Beauchamp + Glassford, PLLC
0ne American Center, 3100 West End Avenue, Suite 250
Nashville, Tennessee 37203

Property Address:
1033 Stone Ridge Drive, Nashville, Tennessee 37211

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of no dollars and no cents and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ADAM H. WALDRUP** (hereinafter "Grantor") does hereby assign, transfer, convey and

quitclaim unto **HOLLY M. WALDRUP** (hereinafter "Grantee[s]") any interest he has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of The Ridge at Stone Creek, Section I of record in Plat at Instrument No. 20031027-0157621, 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 Matt Manzano, an unmarried man by Warranty deed from Darlene L. Fleser, and Paul S. Fleser, wife and husband of record in Instrument No. 20120416-0032167 Register's Office for Davidson County, Tennessee dated April 12, 2012 and recorded on April 16, 2012.

Being the same property conveyed to Matt Manzano and wife, Kristina Manzano by Quitclaim deed from Matt Manzano, married of record in Instrument No. 20150825-0085735 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 25, 2015.

Being the same property conveyed to Adam H. Waldrup and Holly M. Waldrup, husband and wife, by Warranty Deed from Matt Manzano and wife, Kristina Manzano, of record in Instrument Number 20180215-0014985 Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on February 15, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1033 Stone Ridge Drive, Nashville, Tennessee 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THE PARTIES HAVE SPECIFICALLY WAIVED

PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER, OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR: _____ **DATE:** 2/15/2024

ADAM H. WALDRUP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Adam H. Waldrup,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 15th day of February, 2024.

Marianne Baugh
Notary Public

My Commission Expires: 11/2/2026

MARRIANNE BAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Certificate of Authenticity

I, Rylie L. Newell, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and this electronic document is a true and exact copy of the original document executed and authenticated to law on February 15, 2024.

Rylie L. Newell
Affiant

August 14, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of August 2024.

Deanna M. Bouldin
Notary Public

My Commission Expires: March 3, 2026

Deanna Bouldin
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County