FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 1174885 DEEDQC 08/27/2024 03:59:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20240827-0065959	**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 Fourth Circuit Court for Davidson County, Tennessee, Case No. 24D211.** Kathy Rivers Affiant Notary My Commission Expires: March 3, 2026 SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of August, 2024. Deanna Bouldin STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Address of New Owner:	Map – Parcel Number:	Send Tax Bills To:
Kathy Rivers 6688 Autumnwood Drive Nashville, Tennessee 37221	155-8C-58CO	SAME AS NEW OWNER

This instrument prepared by:
Rylie L. Newell, Esq.
Lindsey Amonette McCarter Beauchamp + Glassford, PLLC
One American Center, 3100 West End Avenue, Suite 250
Nashville, Tennessee 37203

Property Address:
6688 Autumnwood Drive, Nashville, Tennessee 37221

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, **DAVID C. RIVERS** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **KATHRYN W. RIVERS** (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:

Lying and being in Davidson County, State of Tennessee, being Lot No. 52 of Poplar Creek Estates, Phase II, a plat of which is of record in Book 6900, pages 339 through 347, and as amended in Book 7900, pages 888 and 889, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to Tennessee Construction Company by deed from Lee Chira of record in book 9898, page 345, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David C. Rivers and wife, Kathryn W. Rivers, by Warranty Deed from Tennessee Construction Company, of record in Book 10029, page 64, Register's Office for Davidson County, Tennessee, dated April 26, 1996, and recorded on April 29, 1996.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 6688 Autumnwood Drive, Nashville, Tennessee 37221.

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:** 8-16-24

DAVID C. RIVERS

Commonwealth of Virginia
~~STATE OF TENNESSEE~~)
~~COUNTY~~ OF Bedford)
City of

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DAVID C. RIVERS,** 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 16th day of August, 2024.

DUNCAN HALL
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7653254
My Commission Expires 3/31/2027

Notary Public

My Commission Expires: 3/31/2027

Certificate of Authenticity

I, JOSHUA V. LINDSEY, 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 August 16, 2024.

Dated this 27th day of August 2024.

JOSHUA V. LINDSEY - Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of August 2024.

DEANNA M. BOULDIN
Notary Public

Deanna Bouldin
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

My Commission Expires: March 3, 2026