Karen Johnson Davidson County
Batch# 1177970 DEEDQC
09/04/2024 01:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240904-0068129

QUITCLAIM DEED

FROM: ASHLEY HESTER AYERS

TO: JOHN ROBERT AYERS

This instrument Was Prepared by:
Elizabeth A. Garrett, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
John Robert Ayers 111 Hollywood Street Goodlettsville, TN 37072	John Robert Ayers 111 Hollywood Street Goodlettsville, TN 37072	026-05-0-082.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being 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 a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Ashley Hester Ayers v. John Robert Ayers, Civil Action No. 2021-CV-300, Circuit Court of Robertson County, Tennessee** and that there was no other consideration given for the transfer.

Elizabeth Garrett
Affiant

Sworn to and subscribed before me, this the 4th day of September, 2024.

KARIE PITTS
STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Karie Pitts
Notary Public

My Commission Expires: 6-28-25

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Ashley Hester Ayers v. John Robert Ayers, Civil Action No. 2021-CV-300, Circuit Court of Robertson County, Tennessee**. Accordingly, **Ashley Hester Ayers** does hereby quitclaim unto the said **John Robert Ayers**, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

> Tract 1: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Final Plat of Resubdivision of Lots 6, 7, 8, 9, 19, 20 and 21, Block "H" of Roscoe Place, 3rd and 4th Additions, of record in Plat Book 5050, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Tract 2: Land in Davidson County, Tennessee, being Lots Nos. 4 and 5 in Block "H" on the Plan of Third Addition, Roscoe Place, of record in Plat Book 843, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John Robert Ayers by deed from James L. Root, of record at Instrument No. 20171227-0131121, Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 27, 2017.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as 111 Hollywood Street, Goodlettsville, TN 37072.

Witness my hand this 20th day of August, 2024.

Ashley Ayers

ASHLEY HESTER AYERS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jaclin Batt, a Notary Public of said County and State, ASHLEY HESTER AYERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2024.

Jaci Batt

Notary Public

My Commission Expires: 7/6/26

JACLIN BATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Tennessee Certification of Electronic Document

I, ELIZABETH A. GARRETT, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law on 8/28/24 (date of document).

Elizabeth A Garrett
Signature

9/4/2024
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 4th day of September 2024.

Katie Pass
Notary's Signature

My Commission Expires: 6-28-25

Notary's Seal

KATIE PASS
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY