**THIS INSTRUMENT PREPARED BY:**
**JANICE STANLEY WALDEN**
**ATTORNEY AT LAW**
**P. O. BOX 121541**
**ACKLEN STATION**
**NASHVILLE, TN 37212**

Karen Johnson Davidson County
Batch # 1178458 DEEDQC
09/06/2024 01:07:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240906-0068770

**ADDRESS NEW OWNER:** **JOSHUA CHAPMAN**
**913 Russell Street**
**Nashville, TN 37206**

**Send Tax Bills to:** **NEW OWNER**

**MAP AND PARCEL:** **082-16-0-423.00**

# QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of MARIA REXHAMMAR V. JOSHUA CHAPMAN, Docket No. 24D-577, in the Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Maria Rexhammar, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Joshua Chapman, Grantee, his heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 3, SECTION 2, AEBY SUBDIVISION, as shown on plat of record in Plat Book 6250, Page 579, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

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This is the same description as in the previous deed of record.

*Being the same property conveyed to Joshua Chapman and Maria Rexhammar, by Warranty Deed dated March 20, 2020, from Peter Moelius, an unmarried man, of record, Instrument No. 20200325-0032256, Register's Office for Davidson County, Tennessee.*

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 913 Russell Street.

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**IN TESTIMONY WHEREOF** I have executed this instrument this the 31st day of July 2024.

**MARIA REXHAMMAR**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Maria Rexhammar, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 31st day of July 2024.

**NOTARY PUBLIC**

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: November 6, 2027

***This is a tax-exempt transfer of appreciated property between spouses as provided in the final decree of divorce. TCA* § 67-4-409(a)(3)(E).**