Karen Johnson
Batch # 1189586
10/03/2024 11:54:43 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241003-0076815

QUITCLAIM DEED

FROM: Emily Kathryn Lynn

TO: Eric James Lynn

This instrument prepared by:
L.R. DeMarco
Attorney at Law
107 Music City Circle, Suite 200
Nashville, TN 37214
(615) 256-6681
LRDeMarco.Attorney@gmail.com

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers:
Eric James Lynn 221 Blackman Road Nashville, TN 37211	New Owner	147-06-0-195.00

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, after being 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 in that certain case styled Eric James Lynn v. Emily Kathryn Morse Lynn, Docket No.: 24DV-146, General Session Court for Wilson County, Tennessee, and that there was no other consideration given for the transfer.

Emily K Lynn
AFFIANT

SWORN to and subscribed before me this 12 day of September, 2024.

Sandy Ann
NOTARY PUBLIC
My Commission Expires: 6/20/27

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars and .00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms and conditions of the Divorce Decree in that certain case styled Eric James Lynn v. Emily Kathryn Morse Lynn, Docket No. 24 Dv 146 General Sessions Court for Wilson County, Tennessee, Emily Kathryn Lynn has bargained and sold, and by these presents, does transfer, quitclaim, and convey unto the said Eric James Lynn, as grantee, 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:

> Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Section One, Caldwell Country Estates of record in Plat Book 2663, Page (s) 68 and 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 127 fronts 104.98 feet on the Westerly side of Blackman Road and runs back 341.8 feet on the Northerly line and 325 feet on the Southerly line to a dead line in the rear on which it measures 59 feet.
>
> Being the same property conveyed to Eric James Lynn and Emily Kathryn Lynn, Husband and Wife, by warranty deed from William McGee Lipsey and Rachel Anne Lipsey, Husband and Wife of record in Instrument no. 20210121-0008922 Register's Office for Davidson County, Tennessee dated January 19, 2021, and recorded on January 21, 2021.
>
> The said Emily Kathryn Lynn and Emily Kathryn Morse Lynn are one and the same person.

This is improved property known as 221 Blackman Road, Nashville, Tennessee, 37211.

WITNESS my hand this 12 day of September, 2024.

Emily K Lynn

EMILY KATHRYN LYNN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, EMILY KATHRYN LYNN,, 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, at office, this 12 day of September, 2024.

SANDRA LYNN ARONS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 6/20/27

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.