Karen Johnson Davidson County
Batch # 1195849 DEEDQC
10/21/2024 08:43:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241021-0081344

QUITCLAIM DEED

This instrument prepared by:
Taylor L. Rippe, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Melanie Lewallen Claybrooks 2708 Hody Drive Nashville, TN 37206	Melanie Lewallen Claybrooks 2708 Hody Drive Nashville, TN 37206	083 15 0 129.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after 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 the Marital Dissolution Agreement in that certain case styled Melanie Lewallen Claybrooks v. Daryl Eric Claybrooks, Davidson County Third Circuit Court No. 23D1030; and the actual consideration given for the transfer is $0.00. This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Affiant

SUBSCRIBED AND SWORN TO before me this 15 day of October 2024.

Notary Public

My Commission Expires: 7.6.26

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

WHEREAS, Daryl Eric Claybrooks ("Grantor") and Melanie Lewallen Claybrooks ("Grantee") were married and are now divorced; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Melanie Lewallen Claybrooks v. Daryl Eric Claybrooks, Davidson County Third Circuit Court Case No. 23D1030;

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee;

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Daryl Eric Claybrooks, the Grantor, does hereby convey, remise, release and forever quitclaim unto Melanie Lewallen Claybrooks, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

> Land in Davidson County, Tennessee being Lot No. 148, on the Plan of Section Two, Fortland Park, of record in Book 2900, page 40, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Daryl Eric Claybrooks and wife, Melanie Lewallen Claybrooks, by Quitclaim Deed from Daryl Eric Claybrooks, Married, of record in Instrument No. 20110118-0004468, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all provisions and restrictions contained in said Quitclaim Deed, which provisions and restrictions are incorporated herein by reference.
>
> This is improved property located at 2708 Hody Drive, Nashville, Tennessee 37206.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 15 day of October 2024.

DARYL ERIC CLAYBROOKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

DARYL ERIC CLAYBROOKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of October 2024.

Notary Public

My commission expires: 7-6-26

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026