Karen Johnson
Batch # 1197854
10/25/2024 11:33:59 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241025-0083017

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Richard McGregor	Same	26W-03045
116 Bowling Avenue		Map 104-5
Nashville, TN 37206		Parcel 313

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, **!, ANTOINETTE MCGREGOR,** by these presents does hereby quitclaim and convey unto **RICHARD MCGREGOR,** and his heirs, successors and assigns, any and all marital right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, being Lot No. 307 on the plan of Richland Realty's 1st Addition to Subdivision B, as of record in Book 332, Page 174, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Said Lot No. 307 fronts 50 feet on the northerly margin of Bowling Avenue and extends back between parallel lines 200 feet to an alley.
>
> Being the same property conveyed to Richard McGregor and wife, Antoinette McGregor by Warranty Deed from James P. Anderson, III and wife, Margaret S. Anderson, dated August 18th, 2005 as of record in Instrument No. 20050824-0101236, Register's Office for Davidson County, Tennessee. Wife, Antoinette McGregor was ordered to be divested of all right, title and interest to the herein described property by Final Decree of Divorce of record in Docket No. 10D-2822, Circuit Court Clerk for Davidson County, which was entered on December 15, 2015 by the Honorable Phillip Smith, Judge for the Fourth Circuit Court for Davidson County, Tennessee.

Subject to any and all restrictions and/or easements of record in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 116 Bowling Avenue, Nashville, TN 37205.

Witness my hand this 17th day of October, 2024.

X Antoinette McGregor
ANTOINETTE MCGREGOR

STATE OF Ohio)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **Antoinette McGregor,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Montgomery, OH, ~~Nashville, Tennessee,~~ this 17th day of October, 2024.

Notary Public
State of Ohio
My Comm. Expires

NOTARY PUBLIC

My Commission Expires: 2/17/27

STATE OF Ohio)
COUNTY Hamilton)

The actual consideration or value whichever is greater for this transfer is $0.00.

X Antoinette McGregor
AFFIANT

Sworn to and subscribed before me this 17th day of October, 2024.

Notary Public
State of Ohio
My Comm. Expires

NOTARY PUBLIC

My Commission Expires: 2/17/27