QUITCLAIM DEED

Karen Johnson
Batch # 1199249
10/31/2024 08:14:22 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241031-0083912

This instrument prepared by:
Karla C. Miller, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Jeff Blanchard 949 Century Oak Drive Nashville, TN 37211	Jeff Blanchard 949 Century Oak Drive Nashville, TN 37211	180 04 0A 131.00

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 Jennifer Lara Blanchard v. Jeffrey Joseph Blanchard, Davidson County Fourth Circuit Court No. 24D224; 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 24 day of October, 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES JANUARY 4, 2027

WHEREAS, Jennifer Lara ~~Blanchard~~ Sciuma ("Grantor") and Jeffrey Joseph Blanchard ("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 Jennifer Lara Blanchard v. Jeffrey Joseph Blanchard, Davidson County Fourth Circuit Court No. 24D224;

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, Jennifer Lara Blanchard, the Grantor, does hereby convey, remise, release and forever quitclaim unto Jeffrey Joseph Blanchard, the Grantee, his heirs and assigns, all of her 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. 52 on the Plan of Highland Creek, Section Two, a planned unit development of record in Instrument No. 20030424-0055118, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey J. Blanchard, an unmarried man, by Warranty Deed from Christopher C. Wilkins and wife, Casie C. Wilkins, recorded on the 4th day of April 2011, in Instrument No. 20110404-0025687, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HIGHLAND CREEK, SECTION TWO, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No(s). 20030424-0055118, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

c. Covenants, Conditions, and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 11568, Page 311 and Instrument No. 200004130037474, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Stormwater Detention Agreement recorded in Book 11338, Page 738.

e. Quitclaim Deed for Open Space recorded at Instrument No. 20031014-0151693.

f. By-Laws recorded in Book 11568, Page 301.

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

h. Property taxes for the current year.

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 24 day of OCTOBER 2024.

JENNIFER LARA ~~BLANCHARD~~
SOLIMA JS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

JENNIFER LARA ~~BLANCHARD~~ SOLIMA JS, 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 24 day of OCTOBER 2024.

Notary Public

My commission expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027