Karen Johnson
Batch # 1201110
11/04/2024 12:09:42 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241104-0085498

Prepared by and Returnable to:
Katie M. Zipper, Esq.
Zipper Law, PLLC
217 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Michael Hugh Davis 6361 Sunnywood Drive Antioch, TN 37013	New Owner	173-09-0-B-064.00 CO
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Rachel Marie Kirby Davis v. Michael Hugh Davis**, Davidson County Circuit Court, Case No. 24D1064. Accordingly, **Rachel Marie Davis (a/k/a Rachel Marie Kirby Davis)**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Michael Hugh Davis,** his heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 226 as shown on the Plan of Section Two, Barnes Cove, a Planned Unit Development, of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Michael Hugh Davis and Rachel Marie Davis, husband and wife, by Warranty Deed from Bryan D. Harwell and Tiffany P. Harwell, husband and wife, dated June 30, 2011, and recorded on July 5, 2011, in Instrument No. 20110705-0051143, Register's Office for Davidson County, Tennessee.

This is improved property known as 6361 Sunnywood Drive, Antioch, Tennessee 37013. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2 day of August, 2024.

Grantor:

Rachel Marie Kirby Davis

RACHEL MARIE DAVIS
(a/k/a RACHEL MARIE KIRBY DAVIS)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **RACHEL MARIE DAVIS (a/k/a RACHEL MARIE KIRBY DAVIS)**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2024.

Lesa L Kupchik
NOTARY PUBLIC

My commission expires: 2-28-2026

LESA L. KUPCHIK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement executed in that certain case styled **Rachel Marie Kirby Davis v. Michael Hugh Davis**, Davidson County Circuit Court, Case No. 24D1064, and that there was no other consideration given for the transfer.

MICHAEL H. DAVIS
AFFIANT

Sworn to and subscribed before me, this 2nd day of August, 2024.

Lesa L Kupchik
NOTARY PUBLIC

My commission expires: 2-28-2026

LESA L. KUPCHIK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY