Name and Address of New Owner:
Christopher Dauphin and Anna Ayala
7144 Riverfront Drive
Nashville, TN 37211

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 126 16 0A 388.00

Karen Johnson Davidson County
Batch# 1202979 DEEDQC
11/08/2024 11:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241108-0087282

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher Dauphin, unmarried and Jessica M. Dauphin, unmarried,** "the Grantor," convey and quitclaim any interest they have unto **Christopher Dauphin and Anna Ayala, as tennants in common,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 445 on the Final Plat Plan of Riverwalk Subdivision, Phase 3A, of record in Instrument No. 20050610-0066621, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Christopher Dauphin, a married man, by Warranty Deed from Timothy J. Capra and Chynethia L. Capra, husband and wife, dated November 13, 2014 and recorded November 18 2014 in Instrument No. 20141118-0106231 in said Register's Office for Davidson County, Tennessee.

Reference is hereby made to divorce action styled Christpher Lee Dauphin vs Jessica Marie Dauphin, Case No. 22D1765, in the Circuit Court for Davidson County, Tennessee.

Ms. Jessica Marie Dauphin, joins in this conveyance to relinquish any and all right, especially marital rights to the said property.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8 day of November 2024.

(SEAL)
Christopher Dauphin

(SEAL)
Jessica Dauphin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Christopher Dauphin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of November 2024.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Jessica Dauphin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of November 2024.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of November 2024

Notary Public
My commission expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2024-7395-?

202411080087282

Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 8 2024 (date of document)

Regina Sullo

Affiant Signature

11/8/2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 8th day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202411080087282