THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

Karen Johnson Davidson County
Batch # 1203291 DEEDQC
11/12/2024 01:09:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241112-0087826

ADDRESS NEW OWNER: **STEPHEN P. MULLINS**
307 Ashlawn Court
Nashville, TN 37215

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **131-06-307-.00-CO**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of STEPHEN PATRICK MULLINS V. SARAH RUTH MULLINS, Docket Number 24D-661 in the Third Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Sarah R. Mullins, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto to Stephen P. Mullins, Grantee, his heirs, successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 307 of Burton Hills, Village of Ashlawn, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 696, as amended in Book 7308, Page 859, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed together with a percentage interest in the common elements and voting percentage as set for in said Master Deed.

This is the same description as in the previous deed of record

Being the same property conveyed to Stephen P. Mullins and Sarah R. Mullins, husband and wife, by Warranty Deed dated January 17, 2020, from Jessica Diamond, unmarried, and Kirk Diamond, married, of record in Instrument No. 20200121-0007383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 307 Ashlawn Court, Nashville, TN 37215

IN TESTIMONY WHEREOF I have executed this instrument this the 23rd day of July 2024.

Sarah R Mullins

SARAH R. MULLINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sarah R. Mullins, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 23rd day of July 2024

Janice Stanley Walden

NOTARY PUBLIC

My Commission Expires on November 6, 2027.

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

***This is a tax-exempt transfer of appreciated property between spouses as provided in the final decree of divorce. TCA* § 67-4-409(a)(3)(E).**