Karen Johnson Davidson County
Batch # 1205172 DEEDQC
11/14/2024 09:21:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241114-0088608

THIS INSTRUMENT PREPARED BY
ANDREW Z. GRAHAM, ATTORNEY
222 SECOND AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that JOSEPH S. DOCTORA of the State of Tennessee, for and in consideration of the FINAL DECREE OF DIVORCE between the parties, does hereby bargain, sell, release, remise, quit claim and convey unto MONICA J. DOCTORA, all his right, title and interest in and to the following described real estate, to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 183, in the Judge John McNairy Mansion House Tract, a plan of which is of record in Book 9, on the front fly leaf, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the northerly margin of Jackson Street 98 1/2 feet westerly from the westerly margin of 9th Avenue North, formerly McLemore Street and running westwardly with the norther margin of Jackson Street 32 1/2 feet; thence at right angles northerly about 129 feet to a contemplated alley; thence easterly parallel with Jackson Street 32 1/2 feet; thence southerly and parallel with McLemore Street 129 feet to the beginning.
>
> Being the same property conveyed unto Joseph Doctora and wife, Monica Doctora by Warranty Deed from David M. Jones and Carlos Shivers, joint tenants with the right of survivorship dated 12/19/2016, recorded 12/21/2016 of record in Instrument No. 2016221-0134403, in the Register's Office for Davidson County, Tennessee

WHEREAS, pursuant to the Final Decree of Divorce entered in MONICA J. DOCTORA v. JOSEPH S. DOCTORA, Chancery Court of Williamson County, Tennessee, Docket No. 20CV-49166, Grantor and Grantee and all marital bonds between them were severed.

IN TESTIMONY WHEREOF, I have executed this instrument this 29 day of OCTOBER, 2024.

JOSEPH S. DOCTORA

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STATE OF TENNESSEE :
COUNTY OF WILLIAMSON :

Before me, the undersigned Notary Public in and for the State and County, duly commissioned and qualified, personally appeared Joseph S. Doctora, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal this 29 day of October, 2024.

My Commission Expires: 10.25.26

NOTARY PUBLIC

EMILY GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, hereby swear or affirm to the best of affiant's knowledge, information and belief, the transfer is pursuant to a Final Decree of Divorce and is therefore exempt under T.C.A. § 67-4-409(a)(3)(E).

AFFIANT

SWORN TO AND SUBSCRIBED before me this the 29 day of OCTOBER, 2024.

NOTARY PUBLIC

My Commission Expires: 10.25.26

EMILY GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Owner and Property Address:
Monica J. Doctora
906 Jackson Street
Nashville, Tennessee 37208

Mail Tax Bills to:
Monica J. Doctora
906 Jackson Street
Nashville, Tennessee 37208

MAP PARCEL NUMBERS: 082-13-0-041.00

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(E).