NEW OWNER :
Thomas Coker Winton

SEND TAX BILLS TO:
Thomas Coker Winton
314 Cross Timbers Drive
Nashville, TN 37221

Map-Parcel Numbers: 128 14 0 082.00

Space for Recorder:s St

Karen Johnson
Batch # 1205509
11/15/2024 08:40:06 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241115-0089031

THIS INSTRUMENT PREPARED BY:

Burdine Law Firm, PLLC
Hannah Burdine, Attorney at Law
2021 Richard Jones Road, # 350C
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND HANNAH BURDINE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties contemporaneously with the filing of the *Complaint for Separate Maintenance* and the forthcoming *Decree of Separate Maintenance* entered in the Circuit Court for Davidson County, Tennessee, and other good and valuable consideration, including $10.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **SVETLANA YURIEVNA ROMANTEYEVA WINTON,** (Grantor@) has remised, released, transferred and conveyed and by these presents does bargain, remise, release, transfer and convey and forever quitclaim unto **THOMAS COKER WINTON**, (Grantee), his heirs and assigns, forever, all of her right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, State of Tennessee, described as follows, to wit:

Legal Description: A PARCEL OF LAND LOCATED IN THE STATE OF TN, COUNTY OF DAVIDSON, WITH A SITUS ADDRESS OF 314 CROSS TIMBERS DR, NASHVILLE TN 37221-1825 C055 CURRENTLY OWNED BY WINTON THOMAS C & WINTON SVETLANA R HAVING A TAX ASSESSOR NUMBER OF 128-14-0-082 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS LOT 160 HARPETH PARK SEC. 2 AND DESCRIBED IN DOCUMENT NUMBER 513 DATED 12/29/2010 AND RECORDED 01/03/2011 .
Subdivision: HARPETH PARK SEC 02
APN: 128-14-0-082
Legal Lot: 160

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties as such this conveyance is exempt from recordation tax under *Tenn. Code Ann.* § 67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 20 day of September 202 24.

Svetlana Winton

SVETLANA YURIEVNA ROMANTEYEVA WINTON

STATE OF TENNESSEE
COUNTY OF
DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SVETLANA YURIEVNA ROMANTEYEVA WINTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of September 202 24.

LACEY WRAY GILPATRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Lacey Gilpatrick
NOTARY PUBLIC

My commission expires:

WITNESS MY SIGNATURE hereto this 20 day of September 202 24.

T Winton

THOMAS COKER WINTON

STATE OF TENNESSEE
COUNTY OF
DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **THOMAS COKER WINTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of September 202 24.

LACEY WRAY GILPATRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Lacey Gilpatrick
NOTARY PUBLIC

My commission expires:

* *

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Davidson

The undersigned parties, after being first duly sworn according to law, do make oath and affirm that the actual consideration of value of this transfer is $0.00 that this Quit Claim Deed was executed and delivered in accordance with the terms of a Separate Maintenance Agreement in the case of Thomas Coker Winton v Svetlana Yurievna Ramanteyeva Winton for Davidson County Circuit Court, Tennessee.

Svetlana Winton
Svetlana Yurievna Ramanteyeva Winton

Witness my hand and official seal this the 20 day of September 2024.

Lacey Gilpatrick
Notary Public

My Commission Expires:

LACEY WRAY GILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Thomas Coker Winton

Witness my hand and official seal this the 20 day of September 2024.

Lacey Gilpatrick
Notary Public

My Commission Expires:

LACEY WRAY GILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026