NEW OWNER :
Thomas Coker Winton

SEND TAX BILLS TO:
Svetlana Yurievna Romanteyeva Winton
955 Beech Bend Drive
Nashville, TN 37221-3534

Map-Parcel Numbers: 156 02-202.00

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

Davidson County
DEEDQC
3 pgs

20241115-0089032

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, **THOMAS COKER WINTON,** (Grantor) has remised, released, transferred and conveyed and by these presents does bargain, remise, release, transfer and convey and forever quitclaim unto **SVETLANA YURIEVNA ROMANTEYEVA 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:
Land in Davidson County, Tennessee, being Lot 766, HARPETH WOODS, SECTION FOUR, as shown on plat of record in Plat Book 5200, Page 560, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for particular description of said property. Being the same property conveyed by Warranty Deed to Thomas Coker Winton and Svetlana Yurievna Romanteyeva Winton on July 29, 2016 as tenants by the entirety, as recorded on August 9, 2016 in the Register's Office of Davidson County, Tennessee. This is improved property located at 955 Beech Bend Drive, Nashville, TN 37221-3534.

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 she 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 Gilpatrick

NOTARY PUBLIC

My commission expires:

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

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

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 Gilpatrick

NOTARY PUBLIC

My commission expires:

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

* *

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 20 24.

Lacey Gilpatrick

Notary Public

My Commission Expires: LACEY WRAY GILPATRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2025

Thomas Coker Winton

Witness my hand and official seal this the 20 day of September 20 24.

Lacey Gilpatrick

Notary Public

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