This Instrument Prepared By:

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Karen Johnson
Batch # 1206803
11/20/2024 08:17:08 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241120-0089988

QUITCLAIM DEED

Address of New Owner:
Melissa Marie Cherry
616 Westboro Drive
Nashville, TN 37209

Send Tax Bills To:
Same

Map and Parcel:
90-12; 217

WITNESSETH

For and in consideration and as part of the terms incorporated in the Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, on June 7, 2022, Steven Douglas Davis v. Melissa Cherry Davis, Docket No. 22D-440, I, **Steven Douglas Davis,** by and these presents do hereby quitclaims and conveys unto **Melissa Marie Cherry** to her heirs, successors and assigns, together with all tenements, hereditaments and appurtenances all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 45 on the Plan of Westboro, Section Two, of record in Plat Book 1424, page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shamrock Holdings, Inc., a Tennessee Corporation from James D. Crow by Warranty Deed as of record in Book 11689, page 960, for Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa Marie Cherry, unmarried, by Warranty Deed from Shamrock Holdings, Inc., a Tennessee Corporation of record in Instrument No. 200001210007313, Register's Office for Davidson County, Tennessee dated January 14, 2000 and recorded on January 21, 2000.

Being the same property conveyed to Melissa M. Davis and Steven D. Davis, Wife and Husband by Quitclaim Deed from Melissa M. Davis formerly known as Melissa M. Cherry, of record in Instrument No. 20170216-0015904, Register's Office for Davidson County, Tennessee dated February 9, 2017, and recorded February 16, 2017.

Being the same property conveyed to Melissa Cherry Davis, a married woman by Quitclaim Deed from Melissa Cherry Davis FKA Melissa M. Davis and Steven D. Davis, wife and husband, of record in Instrument No. 20210623-0084641, Register's Office for Davidson County, Tennessee dated May 28, 2021, and recorded June 23, 2021.

This conveyance is a further division of the marital estate that is referenced in a Marital Dissolution Agreement executed by the parties.

This is improved property known as 616 Westboro Drive, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 5th day of November 2024.

STEVEN DOUGLAS DAVIS

STATE OF Ohio

COUNTY OF Warren

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **STEVEN DOUGLAS DAVIS**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and seal this 05 day of November 2024.

NOTARY PUBLIC STATE OF OHIO
ISABELLA ANNE TESMER
Notary Public
State of Ohio
My Comm. Expires
June 19, 2029

Notary Public

My Commission Expires: 06-19-2029