Karen Johnson
Batch # 1232595
01/31/2025 11 25 48 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250131-0007485

PREPARED BY:
JAMES L. COLLIER, ATTORNEY
603 Woodland Street
Nashville, Tennessee 37206

FROM: RICHARD A. TUBBS

TO: MORGAN A. TUBBS

Send Tax Statements To:

MORGAN A. TUBBS
1505 Brockton Lane
Nashville, TN 37221

Map and Parcel No:

Map/Parcel 141050A54200CO

QUITCLAIM DEED

Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Third Circuit Court of Davidson County, Tennessee. I, **Richard A. Tubbs**, hereby transfer and by these presents do remise, release and quitclaim unto, **Morgan A. Tubbs**, her heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 1505 Brockton Lane, Nashville, Tennessee.

Land in Davidson County, Tennessee being Lot No. 542 on the Plan of Avondale Park, Phase 3, Section 2 of record in Instrument No. 20151007-0102442 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., a Virginia Corporation, by Deed from Avondale Residential Inc., of record in Instrument No. 20160523-0051673 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard A. Tubbs and Morgan A. Tubbs, wife and husband, by Warranty Deed of record in Instrument No. 20160920-0098794 Register's Office for Davidson County, Tennessee, dated 09/20/2016.

Subject to all Easements and Restrictions of record.

This is improved property known as: 1505 Brockton Lane, Nashville, TN 37221.

WITNESS my hand this, the 31st day of December, 2024.

RICHARD A. TUBBS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **RICHARD ALLEN TUBBS**, the bargainor, with whom I am personally acquainted (or who identified himself 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 seal, at the office, this the 31 day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 4/7/26

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(A).

SHAYNA SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY