Prepared by
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Karen Johnson Davidson County
Batch # 1235850 DEEDQC
02/10/2025 03 09 37 PM 3 pgs
Fees $17 00 Taxes $0 00

20250210-0010042

STATE OF TENNESEE
COUNTY OF DAVIDSON

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt from recordation tax pursuant to Tenn Code Ann §67-4-409(a)(3)

Erica Winter
AFFIANT

Subscribed and sworn to before me, this 28th day of December, 2023.

NOTARY PUBLIC
My commission expires·
November 2, 2026

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Erica Yvonne Housley Winter 980 Beech Bend Drive Nashville, TN 37221	Same	Map/Parcel 156-01-0, 010.00

QUITCLAIM DEED

WHEREAS, **Evan R. Winter,** ("Grantor") and **Erica Y. Winter,** ("Grantee") are married as husband and wife and they acquired by prior deed a certain tract of land in Davidson County, Tennessee described herein below·

> Land in Davidson County, Tennessee, Being Lot No 819 on the Plan of Harpeth Woods, Section Four, as of record in Plat Book 5200, Page 560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Erica Y. Winter and husband, Evan R. Winter by Quitclaim deed from Lonnie Housley and wife, Donna Housley of record of Instrument No 20160728-0077947 Register's Office for Davidson County, Tennessee, dated July 28, 2016, and recorded on July 28, 2016

Being the Same property conveyed to Lonnie Housley and wife, Donna Housley, by deed from Lola Mae Frye, unmarried, of record in Instrument No. 20110405-0025989, Register's Office for Davidson County, Tennessee.

This being the same legal lot reference as set forth on prior deed of record and made subject to all applicable matters set forth on the prior deed, plan of record, covenants, restrictions, easements, and all other matters of record.

This is improved property known as **980 Beech Bend Drive, Nashville, TN 37221-0353.**

WHEREAS, Grantor and Grantee are parties to a divorce action, Erica *Y Winter v Evan R Winter, Fourth Circuit Court for the State of Tennessee, Davidson County, Docket No. 23D1534*, and Grantor and Grantee have agreed to Grantee being awarded the marital real property at 980 Beech Bend Drive, Nashville, TN 37221, as a part of the marital division of real property; and

WHEREAS, for the sum of one-hundred twenty-five thousand dollars ($125,000), Grantor has agreed to Quitclaim to Grantee all of Grantor's right, title, and interest in and to the real property located at 980 Beech Bend Drive, Nashville, TN 37221, as part of the division of the marital estate. To reaffirm the property rights of Grantee's separate property, Grantor agrees to convey all of his right, title, and interest in and to the tract of land described herein below to Grantee:

Land in Davidson County, Tennessee, Being Lot No 819 on the Plan of Harpeth Woods, Section Four, as of record in Plat Book 5200, Page 560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Erica Y. Winter and husband, Evan R. Winter by Quitclaim deed from Lonnie Housley and wife,

Donna Housley of record of Instrument No. 20160728-0077947 Register's Office for Davidson County, Tennessee, dated July 28, 2016, and recorded on July 28, 2016.

Being the Same property conveyed to Lonnie Housley and wife, Donna Housley, by deed from Lola Mae Frye, unmarried, of record in Instrument No. 20110405-0025989, Register's Office for Davidson County, Tennessee.

This being the same legal lot reference as set forth on prior deed of record and made subject to all applicable matters set forth on the prior deed, plan of record, covenants, restrictions, easements, and all other matters of record

This is improved property known as **980 Beech Bend Drive, Nashville, TN 37221-0353**.

WITNESS my hand this 18th day of December, 2023.

EVAN R. WINTER/GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, Evan R. Winter, 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 Nashville, Tennessee, this 18th day of December, 2023.

NOTARY PUBLIC
My commission expires: 5/3/2027

JOELLYN A. KOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY