Karen Johnson Davidson County
Batch # 1235859 DEEDQC
02/10/2025 03 35 52 PM 3 pgs
Fees $17 00 Taxes $0 00
20250210-0010054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Affiant, **Jennifer A. Lillard a/k/a Jennifer Ann Lillard**

Subscribed and sworn to before me on this 28 day of JANUARY 2025.

NOTARY PUBLIC
My commission expires: 1-11-25

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

This instrument was prepared by:

Laura Tek
Attorney at Law
P.O. Box 280987
Nashville, TN 37228-0987
attorneylauratek@gmail.com

Address New Owner:	Send Tax Bills To:	Map-Parcel #s
Brian Keith Lillard 3012 W. Towne Village Court Antioch, TN 37013	Same	150 06 0 210.00

QUITCLAIM DEED

WHEREAS **Brian Keith Lillard** and **Jennifer A. Lillard a/k/a Jennifer Ann Lillard** were married as Husband and Wife and have a marital interest in a certain tract of land in Antioch, Davidson County, Tennessee, described hereinbelow:

> **Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Charlestowne, of record in Plat Book 6200, Page 220, Register's Office for said County, to which reference is made for a more complete description.**

WHEREAS, pursuant to the Marital Dissolution Agreement which was entered into between the parties in January of 2025 in the absolute divorce case styled Lillard v. Lillard currently pending in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 25D-40, **Brian Keith Lillard** and **Jennifer A. Lillard a/k/a Jennifer Ann Lillard** have agreed to sever all marital bonds between them and **Jennifer A. Lillard a/k/a Jennifer Ann Lillard** has agreed

to convey to **Brian Keith Lillard** all of her right, title and interest in and to the tract of land described hereinabove.

NOW, THEREFORE, for and in consideration of the sum of One and No/100, ($1.00), Dollar, cash in hand paid, and pursuant to the terms of said Marital Dissolution Agreement, **Jennifer A. Lillard a/k/a Jennifer Ann Lillard**, the Grantor, does hereby remise, release and forever quitclaim unto **Brian Keith Lillard**, the grantee, his heirs and assigns, all of her right, title and interest in and to a certain tract of land in Antioch, Davidson County, Tennessee, described hereinbelow:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Charlestowne, of record in Plat Book 6200, Page 220, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brian Keith Lillard and wife, Jennifer A. Lillard (a/k/a Jennifer Ann Lillard) from Mark Douglas Sisco by Warranty Deed recorded 11/25/2014 of record at Instrument 20141125-0108809, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3012 W. Towne Village Court, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions, easements, zoning and planning ordinances, encumbrances, and government regulations as may affect the premises.

WITNESS my hand this 28 day of January 2025.

Jennifer A. Lillard a/k/a Jennifer Ann Lillard

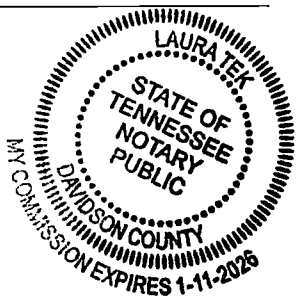
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Jennifer A. Lillard a/k/a Jennifer Ann Lillard**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 28 day of January 2025.

NOTARY PUBLIC

My commission expires: 1-11-25



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