Karen Johnson Davidson County
Batch# 1239631 DEEDQC
02/21/2025 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0013036

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 12th day of February, 2025

NOTARY PUBLIC
My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Allison McCormack
700 Cloverbrook Ct
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Map & Parcel:

171-07-0-031.00

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of a Final Decree of Divorce and Marital Dissolution Agreement executed in **Case No. 23D1674, Circuit Court for Davidson County, Tennessee**. Accordingly, Jonathan Etter, unmarried, Grantor, does hereby quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to Allison McCormack, unmarried, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section 2, Cloverland Acres of record in Plat Book 4460, Page 114, as amended in Book 4817, Page 391, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Etter and Allison McCormack, husband and wife by Warranty deed from Kurt A. Nussle and wife, Leah E. Nussle of record in Instrument No. 20170418-0038011 Register's Office for Davidson County, Tennessee, dated April 12, 2017 and recorded on April 18, 2017.

This is real property commonly known as 700 Cloverbrook Ct., Brentwood, TN 37027

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 12th day of February, 2025.

Jonathan Etter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jonathan Etter, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 12th day of February, 2025.

Notary Public

My Commission Expires: 11-21-26



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 14, 2025.

J. Carlton Drumwright

February 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY