Karen Johnson
Batch # 1242975
03/05/2025 08 09 53 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250305-0016391

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **STEWART DOKA**
591 Joyce Lane
Nashville, TN 37216

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **06102002300**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of EMILY ANNE DOKA V. STEWART LAZARUS DOKA, Docket No. 24D1187, Third Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Emily Doka, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Stewart Doka, Grantee, his heirs, successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Gra-mar Acres, Section 11, as of record in Book 2663, Page 113, Register's Office for said County.

This is the same description as in the previous deed of record.

Being the same property conveyed to Stewart Doka and Emily Doka, husband and wife, by Warranty Deed dated June 23, 2015, from Sue Ann Werbach Peffen, unmarried, aka Sue Ann Werrbach Peffen of record, Instrument No. 20150624-0060550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 591 Joyce Lane, Nashville, TN 37216.

IN TESTIMONY WHEREOF I have executed this instrument this the 19th day of November 2024.

EMILY DOKA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named EMILY DOKA, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 19th day of November 2024.

NOTARY PUBLIC

STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires on November 8, 2027.

***This is a tax-exempt transfer of appreciated property between spouses as provided in the final decree of divorce. TCA* § 67-4-409(a).**