NEW OWNER:
WALTER LEWIS LEA
1216 McChesney Ave
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson
Batch # 1244564
03/10/2025 10 45 13 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250310-0017750

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 25-0132 (bjt)

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 07203013400

QUITCLAIM DEED

PURSUANT TO AND IN CONSIDERATION OF the terms of the Marital Dissolution Agreement and Final Decree of Divorce entered in the Superior Court Clerk, King County, Washington, in the case of *Mary Olivia Lea v. Walter Lewis Lea*, Case No. 24-3-02804-1 SEA, I, **MARY O. LEA a/k/a MARY OLIVIA LEA, an unmarried woman**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **LEWIS LEA a/k/a WALTER LEWIS LEA, an unmarried man**, his heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

> Being known and designated as all of Lot No. 189, Plan of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to LEWIS LEA and MARY O. LEA, husband and wife, by Warranty Deed from Jacqueline M. DeSelms Wolfe and husband, Derek Wolfe, and Terry E. DeSelms, married, dated July 12, 2010, and of record in Instrument No. 20100715-0055613, Register's Office for DAVIDSON County, Tennessee.
>
> This is **IMPROVED** property known as: **1216 MCCHESNEY AVENUE, NASHVILLE, TN 37216**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 5th day of March, 2025.

Mary Olivia Lea

MARY O. LEA a/k/a MARY OLIVIA LEA

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARY O. LEA a/k/a MARY OLIVIA LEA**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of March, 2025.

MEREDITH BAYSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 08, 2027

Meredith Bayse

NOTARY PUBLIC

My commission expires:

****

This transfer is exempt from transfer privilege taxes pursuant to T. C. A. §67-4-409(3) E as implementing a Final Decree between divorcing parties.

AFFIANT

Sworn to and subscribed to before me this the 5th day of March, 2025.

MEREDITH BAYSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 08, 2027

Meredith Bayse

NOTARY PUBLIC

My commission expires: