NAME & ADDRESS OF NEW OWNER:
Emily Lange
1242 Second Avenue South, Unit 10
Nashville, Tennessee 37210

THIS INSTRUMENT PREPARED BY:
Abby R Rubenfeld
RUBENFELD LAW OFFICE
810 Dominican Drive, Suite
Nashville, Tennessee 37228

Karen Johnson
Batch # 1244694
03/10/2025 01 14 08 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250310-0017883

SEND TAX BILLS TO:
new owner

Parcel ID 105030V00100CO

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 4th day of March, 2025, by and between Molly Sarah Caplan, party of the first part of Davidson County Tennessee, and Emily Lange, party of the second part of Davidson County, Tennessee;

WITNESSETH:

FOR AND IN CONSIDERATION of the mutual obligations included in an Final Decree of Divorce, and pursuant to the terms of the division of marital property ordered by that Court in the matter of Emily Margot Lange v. Molly Sarah Caplan, Davidson County Third Circuit Court No 23D-653, the party of the first part gives, transfers, assigns, conveys, and quitclaims unto the party of the second part, all her right, title, and interest in and to the tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No 10 as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for 1242 Second Avenue South of record in Instrument No. 20200326-0032878; as amended in Instrument Nos 20200902-0100030, 20201026-0123584, 20220526-0061183 and 20220606-0064558, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof
>
> Being a portion of the same property conveyed to Molly Sarah Caplan and Emily Lange, married to each other, by Warranty deed from True Development, LLC, a Tennessee limited liability company of record in Instrument No. 20220621-0070304 Register's Office for Davidson County, Tennessee dated June 15, 2022 and recorded on June 21, 2022
>
> THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations
>
> This is improved property, known as 1242 Second Avenue South, Unit 10, Nashville, TN 37210

IN TESTIMONY WHEREOF, the party of the first part has hereunto set her signature the day and date first above written

MOLLY SARAH CAPLAN

STATE OF Georgia)
COUNTY OF DeKalb)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within named **MOLLY SARAH CAPLAN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

NOTARY PUBLIC

T CRIBBS NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 13, 2027

My commission expires: 6/13/2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This conveyance is made pursuant to T C.A. §67-4-409(a)(3)(E), therefore, no transfer tax is due and payable for the recordation of this instrument

AFFIANT, EMILY LANGE

Subscribed and sworn to before me this 6th day of March, 2025.

NOTARY PUBLIC

RANDI SEMRICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires. 10/04/2027