THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, Tennessee 37215
File No. 250350196

Karen Johnson Davidson County
Batch # 1251643 DEEDQC
03/25/2025 11 06 35 AM 2 pgs
Fees $12 00 Taxes $0 00

20250325-0022229

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is. $-0-.

Affiant

Subscribed and sworn to before me, this 19th day of March, 2025.

Notary Public
My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2026

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Tax Information.
Adam Underwood 606 South 12th Street Nashville, TN 37209	New Owner	Map Parcel ID No. 094 01 0 057.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Elizabeth Affleck** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Adam Underwood, unmarried man,** her heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of PAYNE BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE of record in Plat Book 57, Page 70, 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 Adam Underwood and Elizabeth Affleck, husband and wife, by Warranty Deed from Cheryl Poppert and Matthew Poppert, wife and husband, of record in Instrument No 20190418-0035715, in the Register's Office of Davidson County, Tennessee, dated April 16, 2019 and recorded on April 18, 2019 Also see Scrivener's Affidavit Error of record in Instrument No 20190523-0048848, Register's Office of Davidson County, Tennessee

This Quitclaim Deed is being recorded pursuant to the Final Decree of Divorce in Case No 24D580 in the Third Circuit Court for Davidson County, Tennessee

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of March, 2025

Elizabeth Affleck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Elizabeth Affleck, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of March, 2025.

Notary Public

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026