Karen Johnson Davidson County
Batch # 1257923 DEEDQC
04/11/2025 11:19:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250411-0027236

THIS INSTRUMENT PREPARED BY
ANNE HAMER, ATTORNEY
222 2nd Avenue South, Suite 1700
Nashville, Tennessee 37201

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, **STEPHEN JOHN KOZY, III** of the Third Circuit Court of Davidson Court and State of Tennessee, for and in consideration of the MARITAL DISSOLUTION AGREEMENT between the parties, does hereby bargain, sell, release, remise, quit claim and convey unto **THEARLA LORENE KOZY**, all his right, title and interest in and to the following described real estate, to-wit:

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Abdolamir Roshanfar and wife, Fruzandeh Roshanfar, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen J. Kozy, III and wife, Thearla L. Kozy, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Oakcrest, Phase 1-B of record in Book 6900, page 385, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Abdolamir Roshanfar and wife, Fruzandeh Roshanfar, by deed from William D. McAlister and wife, Victoria H. McAlister, as of record in Book 9629, page 347, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Oak Hollow, Hermitage, Tennessee 37076.

WHEREAS, pursuant to the Marital Dissolution Agreement dated November 06, 2024, entered in Stephen John Kozy, III v. Thearla Lorene Kozy, Third Circuit Court for Davidson County of the State of Tennessee, Case No. 24D172, Grantor and Grantee and all marital bonds between them were severed.

Current source of Title: 20010703-0070376

IN TESTIMONY WHEREOF, I have executed this instrument this 8 day of April, 2025

STEPHEN JOHN KOZY, III

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STATE OF TENNESSEE :
COUNTY OF Davidson :

Before me, the undersigned Notary Public in and for the State and County, duly commissioned and qualified, personally appeared **STEPHEN JOHN KOZY, III**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal this 8 day of April, 2025

NOTARY PUBLIC

My Commission Expires: August 15 2026

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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Owner and Property Address:

Thearla Lorene Kozy
108 Oak Hollow
Hermitage, Tennessee 37076

Person responsible for payment of taxes:

Thearla Lorene Kozy
108 Oak Hollow
Hermitage, Tennessee 37076

Tax Parcel No.: 86-4A43

I hereby swear or affirm to the best of affiant's knowledge, information and belief, this transfer is pursuant to a Marital Dissolution Agreement filed in the Third Circuit Court of Davidson County, Tennessee, which was approved by entry of a Final Decree of Divorce under docket number 24D172 and is therefore exempt under T.C.A. § 67-4-409(a)(3)(D).

THEARLA LORENE KOZY, AFFIANT

SWORN TO AND SUBSCRIBED before me this the 8 day of April, 2025.

NOTARY PUBLIC

My Commission Expires: August 15 2026

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY