Karen Johnson Davidson County
Batch# 1263426 DEEDQC
04/23/2025 12:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250423-0031179

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

ADDRESS NEW OWNER: **CARLY WADDELL**
1145 Kirkland Avenue
Nashville, TN 37216

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **072-07-0-382.00**

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 EVAN DANIEL BASS V. CARLY ANNE WADDELL, Docket No. 22-DC-273 in the Circuit Court of Wilson County, the receipt of which is hereby acknowledged, Evan Bass, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Carly Waddell, Grantee, her 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. 2 on the Plan of Minor Plat, A Re-Subdivision of Portions of Lots 34 & 35, Noel Inglewood Place of record in Plat at Instrument No. 20141105-0102085, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This the same description as in the previous deed of record

Being the same property conveyed to Carly Waddell and Evan Bass, wife and husband, by Warranty Deed dated November 17, 2020, from Matthew Edward Ryan McFarland and Sarah Lovett, joint tenants in common, of record, Instrument No. 20201201-0139535, 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 1145 Kirkland Avenue, Nashville, TN 37212.

IN TESTIMONY WHEREOF I have executed this instrument this the 9th day of June 2022.

EVAN BASS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this the 9th day of June 2022.

NOTARY PUBLIC

FARRAH FUSELIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

My Commission Expires: 5/7/24

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA 66-5-209(6)

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 23, 2025.

Affiant Signature

April 23, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 23rd day of April, 2025.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

