Karen Johnson Davidson County
Batch# 1265691 DEEDQC
04/29/2025 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250429-0032967

Prepared from information submitted by the parties without opinion of title or survey by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
Ricky J. Colomitz 1320 Greenfirle Ave. Nashville, Tennessee 37216	Same as new owner	Map 072.030 Parcel 334.00CO

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For no new money consideration, but in compliance with a Final Decree of Divorce entered in the case of Kelly Ann Liken vs. Ricky Jay Colomitz, Case 2023-DC-53 in the General Sessions Court for Wilson County, Tennessee; I, **KELLY LIKEN,** quitclaim and convey to **RICKY J. COLOMITZ,** all of my right, title and interest in and to the following real property:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of A Part of Mora Sharpe Lands of record in Plat Book 547, Page 114, 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 Kelly Liken and Ricky J. Colomitz, wife and husband by warranty deed from Evan J. Sieling, of record as Instrument 20210727-0100378, said Register's Office. The said Kelly Liken and Ricky J. Colomitz have since divorced.

Known as 1320 Greenfield Ave., Nashville, Tennessee 37216.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 04/29/2025

Kelly Liken Bookes

Kelly Liken

MDP

STATE OF ~~TENNESSEE~~ Florida MDP)
COUNTY OF ~~DAVIDSON~~ Broward)

Personally appeared before me, the undersigned Notary Public, the within named Kelly Liken, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 04/29/2025

MICHAEL DE PENA
Notary Public - State of Florida
Commission # HH 308451
Expires on September 5, 2026

Notary Public

My commission expires: 09/05/2026

Notarized remotely online using communication technology via Proof.

MDP

STATE OF ~~TENNESSEE~~ Florida MDP)
COUNTY OF ~~DAVIDSON~~ Broward)

This transfer is part of a division of marital property pursuant to divorce decree and is exempt from transfer tax.

Kelly Liken Bookes

Affiant

Sworn to and subscribed before me this date: 04/29/2025

Notary Public

My commission expires: 09/05/2026

MICHAEL DE PENA
Notary Public - State of Florida
Commission # HH 308451
Expires on September 5, 2026

Notarized remotely online using communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 29 day of April, 2025.

Date: 4-29-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 29th day of April, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY