Karen Johnson Davidson County
Batch # 1270406 DEEDQC
05/08/2025 10:04:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250508-0036028

THIS INSTRUMENT PREPARED BY:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

OWNER:	**SEND TAX BILLS TO:**
James Darren Tate **1203 Clarke Street** **Old Hickory TN 37138**	**SAME**
Map/Parcel 053-03-0-059.00	

QUITCLAIM DEED

WHEREAS, Bethany Olivia Parks ("Grantor") and **James Darren Tate** ("Grantee") were married as wife and husband and owned a certain tract of land in Davidson County, Tennessee described below:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Village of Old Hickory, Section "B" of record in Plat Book 1424, Page 67, 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 James Darren Tate and Bethany Olivia Parks, Husband and Wife, by Warranty Deed from Dawn Landes and Creighton Irons, Wife and Husband, of record in Instrument No. 20200124-0008926 Register's Office for Davidson County, Tennessee dated 01/22/2020 and recorded on 01/24/2020

Being the same property conveyed to Dawn Landes and Creighton Irons, wife and husband by Warranty deed from Stephen Hess and wife, Marilou Hess of record in Instrument No.20161114-0119464 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 14, 2016.

This is property known as: 1203 Clarke Street, Old Hickory, TN 37138

WHEREAS, pursuant to the Divorce Decree dated 15th April, 2025, entered by the Court in James Darren Tate v. Bethany Olivia Parks, Fourth Circuit Court for the State of Tennessee, Davidson County, Case No. 24D1458, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final; and

WHEREAS, in said Divorce Decree, the Court approved the Marital Dissolution Agreement between Grantor and Grantee wherein Grantor agreed to transfer all of her right, title and interest in the tract of land described herein.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of said Property Settlement Agreement approved in the Divorce Decree, **Bethany Olivia Parks,** the Grantor, does hereby remise, release and forever quitclaim unto **James Darren Tate,** the Grantee, her heirs and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee described herein and known as:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Village of Old Hickory, Section "B" of record in Plat Book 1424, Page 67, 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 James Darren Tate and Bethany Olivia Parks, Husband and Wife, by Warranty Deed from Dawn Landes and Creighton Irons, Wife and Husband, of record in Instrument No. 20200124-0008926 Register's Office for Davidson County, Tennessee dated 01/22/2020 and recorded on 01/24/2020

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This is property known as: 1203 Clarke Street, Old Hickory, TN 37138

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may effect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

Witness MY HAND 16th day of April, 2025

BY: Bethany Parks
Bethany Olivia Parks, Grantor

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Bethany Olivia Parks, Grantor** with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the GRANTOR.

WITNESS MY HAND this the 16th day of April, 2025.

Ju'kia McKitchen
NOTARY PUBLIC

JU'KIA MCKITCHEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 7-19-2028

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or true value, whichever is greater for this transfer is $0.00.

James Darren Tate

Subscribed and sworn before me, this 16th day of April, 2025.

Ju'kia McKitchen
NOTARY PUBLIC

JU'KIA MCKITCHEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 7-19-2028