Karen Johnson Davidson County
Batch # 1275350 DEEDQC
05/20/2025 10:17:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250520-0039623

Subject Property: **Map & Parcel: 131-15-010.00**

Property Address: **4627 Belmont Park Terrace, Nashville, TN 37215**

New Owner: **Mary Jennings**
Address: **4627 Belmont Park Terrace**
Nashville, TN 37215

Send Tax Bill to:
Same address

This instrument was prepared by: **Sarah R. Perky,** Attorney at Law
329 S. Royal Oaks Blvd, Ste 205
Franklin, TN 37064
(615) 794-1717

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Marital Dissolution Agreement and Final Decree of Divorce, entered in Davidson County Circuit Court Docket No. Case Number 25D73, and for good and valuable consideration, and no monetary consideration, I, David Christopher Felipe, hereby quitclaim and convey to Mary Bailey Jennings, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled the Plan of Harpeth Acres, Section Five, of record in Plat Book 2330, page 73, Register's Office for Davidson County, Tennessee, to which plan references hereby made for a more complete and accurate legal description.

~~Being the same property conveyed to in JAMES F. KERRIGAN TRUST U/A/D 2/14/10 AND DIANAL. KERRIGAN TRUST U/A/D 2/14/10, by deed DAVID E. GAMBLE, II AND WIFE, BRIGETTE M. GAMBLE, of record in Instrument No. 20150713-0067700, dated July 9, 2015, said Register's Office.~~

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Harpeth Acres, Section Five, of record in Plat Book 2330, page 73; and any and all restrictions and easements of record.

Being the same property conveyed to Mary Jennings and David Felipe, wife and husband, by Warranty Deed from James F. Kerrigan, Trustee of the James F. Kerrigan Trust U/A/D 2/14/10 and Diana L Kerrigan, Trustee of the Diana L. Kerrigan Trust U/A/D 2/14/10, dated 7/28/2017 and recorded 8/4/2017 as Document No 20170804-0078833 Register's Office for Davidson County, TN.

IN WITNESS WHEREOF I have hereunto set my hand this 13th day of May, 2025.

David Christopher Felipe

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Christopher Felipe, within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 11/19/2025

MEGAN WOODSON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Sworn to and subscribed before me this 13th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 11/19/2025

MEGAN WOODSON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

The actual consideration or value, whichever is greater, is $0.