Karen Johnson
Batch # 1280091
06/02/2025 08 42 57 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250602-0042906

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to	Map / Parcel:
John Davis Madole, Sr 1015 Dozier Place Nashville, TN 37216	Same	083 11 0 037.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in the case styled John Davis Madole, Sr. v. Teresa Anne Richardson Madole, Davidson County Fourth Circuit Court No. 24D-717, and the actual consideration given for the transfer is $0.00.

Teresa Anne Richardson Madole
Affiant

SUBSCRIBED AND SWORN TO before me this 23 day of May, 2025.

Anna Gregory
Notary Public

My Commission Expires: 11-3-2025

ANNA GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

WHEREAS, Teresa Anne Richardson Madole ("Grantor") and John Davis Madole ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in the case styled John Davis Madole, Sr v. Teresa Anne Richardson Madole, Davidson County Fourth Circuit Court No. 24D-717; and

WHEREAS, Grantor is ordered to quitclaim all of her legal, marital, or equitable interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Teresa Anne Richardson Madole, the Grantor, does hereby convey, remise, release and forever quitclaim unto John Davis Madole, Sr., the Grantee, his heirs and assigns, all of her legal, marital

or equitable interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows, and any interest Grantor may have therein is hereby divested from her and vested in the Grantee:

> Land in Davidson County, Tennessee, being Lot No 87, Section 1, Rolling Acres, as of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot
>
> Being the same property conveyed to John D Madole, unmarried, of record at Bok 8295, page 179, Register's Office for Davidson County, Tennessee
>
> This property is conveyed subject to any and all existing easements and restrictions of record.
>
> This is improved property known as 609 Shady Lane, Nashville, TN 37206

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt from recordation tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E).

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 23 day of May, 2025.

Teresa Anne Richardson Madole

TERESA ANNE RICHARDSON MADOLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TERESA ANNE RICHARDSON MADOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of May, 2025.

Anna Gregory

Notary Public

My commission expires: 11-3-2025

ANNA GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025