Karen Johnson Davidson County
Batch # 1283080 DEEDQC
06/09/2025 08:40:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250609-0044892

QUITCLAIM DEED

FROM: James Morris Usdan

TO: Lisa Christine Butlak

This instrument prepared by:
L.R. DeMarco
Attorney at Law
107 Music City Circle, Suite 200
Nashville, TN 37214
(615) 256-6681
LRDeMarco.Attorney@gmail.com

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers:
Lisa Christine Butlak 3701 Brighton Road Nashville, TN 37205	New Owner	104-13-0-145.00

AFFIDAVIT

STATE OF ~~TENNESSEE~~ Texas)
)
COUNTY OF ~~DAVIDSON~~ Travis)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree in that certain case styled Lisa Christine Butlak v. James Morris Usdan, Docket No.: 2025-DV-18, Circuit Court for Wilson County, Tennessee, and that there was no other consideration given for the transfer.

James M. Usdan
AFFIANT

SWORN to and subscribed before me this 27th day of May, 2025.

SUEVAN DEPAZ
My Notary ID # 135099792
Expires September 23, 2028

NOTARY PUBLIC
My Commission Expires: 09/23/2028

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and .00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms and conditions of the Divorce Decree in that certain case styled Lisa Christine Butlak v. James Morris Usdan, Docket No. 2025-DV-18 Circuit Court for Wilson County, Tennessee, James Morris Usdan has bargained and sold, and by these presents, does transfer, quitclaim, and convey unto the said Lisa Christine Butlak as grantee, her heirs, successors, and assigns, all of his right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of part of Lot 17 Block L of the Whitland Realty Company Subdivision of record in Book 7900, page 700, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Together with a Joint Driveway Easement Agreement of record in Book 9928, page 564, said Register's Office.

Being the same property conveyed to Lisa Christine Butlak by Warranty Deed from Kevin S. Millen and Kathleen H. Millen of record in Instrument Number 20180122-0006256 dated January 19, 2018, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-13-0-145.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 141 and in Plat Book 7900, page 700, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 90, page 488, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, pages 310 and 314 and in Book 4109, page 921 said Register's Office.

Joint Driveway Agreement of record in Book 9928, page 564, said Register's Office.

This is improved property located at 3701 Brighton Road, Nashville, Tennessee 37205

WITNESS my hand this 27th day of May, 2025.

JAMES MORRIS USDAN

STATE OF ~~TENNESSEE~~ TEXAS)
COUNTY OF ~~DAVIDSON~~ TRAVIS)

Personally appeared before me, the undersigned, a Notary Public of said County and State, JAMES MORRIS USDAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of May, 2025.

NOTARY PUBLIC SUEVAN DEPAZ
STATE OF TEXAS
My Notary ID # 135099792
Expires September 23, 2028

NOTARY PUBLIC

My Commission Expires: 09/23/2028