Karen Johnson
Batch # 1300560
07/22/2025 10 19 55 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250722-0057607

This instrument was prepared by:
W. Patrick Smith
Attorney at Law
P.O. Box 555
Ashland City, Tennessee 37015

NAME / ADDRESS NEW OWNER:
Megan Colleen Word
1609 22nd Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:
same

MAP & PARCEL: 081-11-0-117.00

****

QUITCLAIM DEED

****

FOR AND IN CONSIDERATION of the provisions of the Marital Dissolution Agreement being part of a Final Decree of Divorce entered by the Fourth Circuit Court of Davidson County, Tennessee, in the cause of ***Megan Colleen Word vs. Mark Zachary Williams Word, Docket No. 25D690***, I, **Mark Zachary Williams Word**, hereinafter called "Grantor", by these presents do hereby quitclaim all of my interest unto **Megan Colleen Word**, hereinafter called "Grantee", her heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

(See Exhibit A)

BEING the same property conveyed to Mark Zachary Williams Word and Megan Colleen Word, husband and wife, by Warranty Deed from Maulik L. Shah, a single man, of record in Instrument # 20210323-0038526, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This deed was prepared without the benefit of a title search.

Said property is conveyed subject to all matters shown on the plan of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee and all other such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1609 22nd Avenue North, Nashville, TN 37209.

WITNESS my hand this 22nd day of July, 2025.

Mark Zachary Williams Word

****

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Zachary Williams Word**, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person executing this instrument), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22ND day of July, 2025.

Notary Public

JEFFREY A. KIENER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/8/2028

****

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer is: EXEMPT pursuant to Tenn. Code Annotated § 67-4-409(a)(1)(C)(v).

Affiant

Subscribed and sworn to before me, this 22ND day of July, 2025.

Notary Public

JEFFREY A. KIENER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/8/2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 113 , as shown on the map entitled S.A. Champion's Subdivision, of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to Maulik L. Shah, a single man by Warranty deed from Tamara Fyke, unmarried of record in Instrument No. 20190722-0071423, dated June 28, 2019, said Register's Office.