Karen Johnson Davidson County
Batch # 1316614 DEEDQC
08/29/2025 12 18 51 PM 2 pgs
Fees $12 00 Taxes $0 00
20250829-0069448

Instrument prepared by
MICHAEL K WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NO
KELLY RAE NEWSOME BRITT 186 WHEELER AVE. NASHVILLE, TN 37211	ROCKET MORTGAGE, LLC 1050 WOODWARD AVE DETROIT, MI 48226-1906	13307019400

KNOW ALL MEN BY THESE PRESENTS

That JOSEPH RYAN BRITT, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between KELLY RAE NEWSOME BRITT, Plaintiff, and JOSEPH RYAN BRITT, Defendant, does hereby demise, release, and forever quitclaim unto the said, KELLY RAE NEWSOME BRITT, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Parma Heights, Section II of record in Book 2083, Page 71, Register's office for Davidson County, Tennessee Said Lot 22 fronts 80 feet on the north side of Wheeler line and 210 3 feet on the east line to a dead in the rear, on which it measures 84 6 feet

Being the same property conveyed to HOK Remodeling Group LLC by deed dated 11/5/2021 of record in Instrument No 2021110-0150134, and also being the same property conveyed to James Albert Armstrong and wife, Eva Christine Armstrong, dated May 27, 1960, of record Book 3073, Page 105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record

This is improved property, known as 186 Wheeler Ave., Nashville, TN 37211

Being the same property conveyed to Kelly Rae Newsome Britt and Joseph Ryan Britt, wife, and husband, by Warranty Deed from HOK Remodeling Group, LLC of record in Instrument No 20220404-0038494, dated March 17, 2022 and recorded on April 4, 2022 in the Register's Office for Davidson County, Tennessee

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

The said KELLY RAE NEWSOME BRITT hereby agrees to pay and agrees to hold JOSEPH RYAN BRITT harmless from a Deed of Trust in favor of Rocket Mortgage LLC , FKA Quicken Loans, LLC, said note bearing an original unpaid principal balance of $465,500 00, as evidenced by a Deed of Trust of record filed in Instrument No. 20220404-0038495, dated March 17, 2022 and recorded on April 4, 2022 in the Register's Office for Davidson County, Tennessee

The actual consideration on this transfer is $0. Exempt pursuant to T C A 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JOSEPH RYAN BRITT, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained

JOSEPH RYAN BRITT
Grantor

Sworn to and subscribed before me
this 1st day of July, 2025

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 11/08/2027

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named KELLY RAE NEWSOME BRITT, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained

KELLY RAE NEWSOME BRITT
Affiant/Grantee

Sworn to and subscribed before me
this 1st day of June, 2025.

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/08/2027