Karen Johnson Davidson County
Batch # 1319173 DEEDQC
09/08/2025 10:18:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250908-0071408

QUITCLAIM DEED

This instrument prepared by:
Taylor L. Rippe, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Andrew Troy Poe 1635 54th Avenue N Nashville, TN 37209	Andrew Troy Poe 1635 54th Avenue N Nashville, TN 37209	091-03-0B-007.00CO

AFFIDAVIT

STATE OF ~~TENNESSEE~~) Al Udeid AB, Qatar
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 that certain case styled Amanda Rose Arcoleo Poe v. Andrew Troy Poe, Davidson County Fourth Circuit Court No. 22D1147; and the actual consideration given for the transfer is $0.00. This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Affiant

SUBSCRIBED AND SWORN TO before me this 26 day of August 2024.

Notary Public Khalil Vaughan, SSgt

My Commission Expires: 10 October 2026

NOTARY PUBLIC AUTHORIZED UNDER 10 USC SECTION 1044a
USAir Force
SEAL
Judge Advocate

WHEREAS, Amanda Rose Arcoleo Poe ("Grantor") and Andrew Troy Poe ("Grantee") were married and are now divorced; 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 that certain case styled Amanda Rose Arcoleo Poe v. Andrew Troy Poe, Davidson County Fourth Circuit Court Case No. 22D1147;

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

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Amanda Rose Arcoleo Poe, the Grantor, does hereby convey, remise, release and forever quitclaim unto Andrew Troy Poe, the Grantee, his heirs and assigns, all of her legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Silo Bend Homes, a Horizontal Property Regime With Private Elements of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda Arcoleo and Andrew Poe, by Warranty Deed, from David J. Rieley, dated October 29, 2020, of record in Instrument No. 20201104-0128931, Register's Office for Davidson County, Tennessee.

This is improved property known as 1635 54th Avenue N, Nashville, Tennessee 37209.

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 26 day of AUG 2024.

AMANDA ROSE ARCOLEO POE

STATE OF ~~TENNESSEE~~) Al Udeid AB, Qatar
COUNTY OF ~~DAVIDSON~~)

AMANDA ROSE ARCOLEO POE, 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 26 day of August 2024.

Notary Public Khalil Vaughn 3556/USAF

My commission expires: 10 October 2028

