Karen Johnson Davidson County
Batch# 1319192 DEEDQC
09/08/2025 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250908-0071429

QUITCLAIM DEED

FROM: Eric William Tarr

This instrument Was Prepared by and return to:
Brenton H. Lankford
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: Kate Higgins Tarr

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Number:
Kate Higgins Tarr 932 Kirkwood Avenue Nashville, Tennessee 37204	Kate Higgins Tarr 932 Kirkwood Avenue Nashville, Tennessee 37204	**118 01 0E 002.00**

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being 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 a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled **Eric William Tarr vs. Kate Higgins Tarr, Case No. 24D-1208, Third Circuit Court for Davidson County, Tennessee**, and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 5th day of September, 2025.

Notary Public

My Commission Expires: 9/5/28

STEPHANIE MCCARTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement executed in that certain case styled **Eric William Tarr vs. Kate Higgins Tarr, Case No. 24D-1208, Third Circuit Court for Davidson County, Tennessee**. Accordingly, **Eric William Tarr**, does hereby quitclaim unto the said **Kate Higgins Tarr**, 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, towit:

Land in Davidson County, Tennessee, being Unit "B" in Kirkwood Townhomes, a Horizontal Property regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions and Bylaws for Kirkwood Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050927-0116155, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and

relating to the units, property, co-owners, and tenants of Kirkwood Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20050927-0116155, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Together with all rights granted to Thomas R. O'Connor and wife, their heirs and assigns, by Quitclaim Deed from J. W. Graham and wife, et al, of record in Book 2004, Page 249, said Register's Office, in and to all that part of Lot 108 herein referred to which is encroached upon by the house, eaves, rafter, gutters and downspouts of the house of O'Connor, but no further or otherwise; and together with all rights granted to Thomas R. O'Connor and wife, their heirs and assigns, by J. W. Graham and wife, et al, of record in Book 2004, Page 246, said Register's Office, in which instrument the right to maintain the house on the land in question was granted by an easement as follows: Beginning in the southeast corner of the house on the land in question, and extending eastwardly 7 feet; thence northwardly to a point 6 feet north of the northeast corner of said dwelling, said strip of land being for the purpose of ingress and egress for maintenance and repair, light and air, and the area necessary to reinforce the foundation of the dwelling on the land in question, but no reinforcement shall be build higher than the bottom of the existing ditch except that a buttress wall, no higher than four inches and no higher than the present foundation, may be built, and the ditch may be floored with concrete.

Being the same property conveyed to Kate Tarr and Eric Tarr, wife and husband by Warranty Deed from Jeffrey S. Langdon and Kelly C. Langdon, husband and wife, recorded on August 5, 2014, in Instrument No. 20140805-0070231, Register's Office for Davidson County, Tennessee.

Subject to: (1) current property taxes and subsequent years, assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record and; (6) All applicable governmental and zoning regulations.

The above description is the same as in the previous deed of record.
This is improved property known as: **932 Kirkwood Avenue, Nashville, TN 37204.**

Witness my hand this 4 day of September, 2025.

Eric William Tarr

MARTIN STEPHEN SIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MARTIN STEPHEN SIR a Notary Public of said County and State, Eric William Tarr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

My Commission Expires ~~SEPT 20, 2008~~ 1-22-29

Witness my hand and official seal at Nashville Tennessee, this 4 day of September 2025.

Notary Public

My Commission Expires: 1-22-29

Tennessee Certification of Electronic Document

I, Katie Pitts, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law on 9/4/2025 (date of document).

Katie Pitts
Signature

9/8/2025
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 8th day of September, 2025.

Fara Lobertini
Notary's Signature

My Commission Expires: September 5, 2028

Notary's Seal

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY