Karen Johnson
Batch # 1427392
06/02/2026 03:58:14 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260602-0049766

THIS INSTRUMENT WAS PREPARED BY:
Martin Sir & Associates
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

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

Address New Owner as Follows:	Sent Tax Bills to:	Map-Parcel
Eric William Tarr 930A Kirkwood Avenue Nashville, TN 37204	Eric William Tarr 930A Kirkwood Avenue Nashville, TN 37204	118050214.00

QUITCLAIM DEED

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 in the Marital Dissolution Agreement in that certain case styled ***Eric William Tarr v. Kate Higgins Tarr*, Docket No. 24D1208, in the Third Circuit Court for Davidson County, Tennessee.**

Accordingly, Kate Higgins Tarr ("Grantor") does hereby quitclaim unto Eric William Tarr ("Grantee"), his successors, heirs and assigns, all of her right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of 930 Kirkwood Avenue, of record in Instrument No. 20140313-0021246, 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 Kate Tarr and Eric Tarr, wife and husband, from Emily Bailey and David Bailey, wife and husband, by Warranty Deed dated September 30, 2022, recorded October 5, 2022, in Instrument No. 20221005-0110058, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 930A Kirkwood Avenue, Nashville, Tennessee 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARTIN SIR & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY

MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 5th day of September, 2025.

Kate Higgins Tarr

KATE HIGGINS TARR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Higgins Tarr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of September, 2025.

KATIE PITTS
NOTARY PUBLIC
STATE OF TENNESSEE
GILES COUNTY

Notary Public

My Commission Expires: 5-23-29

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly shown according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled ***Eric William Tarr v. Kate Higgins Tarr*, Docket No. 24D1208, in the Third Circuit Court for Davidson County, Tennessee**, and that there was no other consideration given for this matter.

Affiant/Eric William Tarr

Sworn to and subscribed before me, this 26 day of May, 2026

Notary Public

My Commission Expires: 3-9-2027

SHALAH GLEN DARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027