Karen Johnson
Batch # 1443722
07/09/2026 02:24:06 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260709-0062189

Quit Claim Deed

Address New Owner as follows:	Send Tax Bills to:	Map Parcel No.
Name: Amanda Brooke Cathey	LoanCare Attn: Office of the Customer	025-16-0-040.00
Address: 203 Moss Trail	P.O. Box 8068	
City, State, Zip: Goodlettsville, TN 37072	Virginia Beach, VA 23450	

GRANTOR:
Name: Bryan Cooper Cathey
Marital Status: Divorced

GRANTEE:
Name: Amanda Brooke Cathey
Marital Status: Divorced

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, including the division of marital property pursuant to a Final Decree of Divorce, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, remise, release, and quitclaim unto the Grantee, all of the Grantor's right, title, interest, and claim in and to the following described real estate located in **Davidson County, Tennessee**, to wit:

as Land in Davidson County, Tennessee, being Lot No. 79 and the southerly half of Lot 80 on the plan of Goodlettsville Heights Subdivision, Section 2, as shown by plat of record in Plat Book 1424, Pages 120 & 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

PROPERTY ADDRESS: 203 Moss Trail, Goodlettsville, TN 37072

PRIOR TITLE REFERENCE: Being the same property conveyed to Bryan Cooper Cathey, married man by Warranty Deed from Alexander Thayer, unmarried man, dated 04/07/2021 and recorded 04/10/2021, of record in Instrument 202104080047170, Register's Office for Davidson County, Tennessee. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

OATH OF VALUE OR EXEMPTION:

The undersigned Grantee/Affiant makes oath that the true consideration for this transfer, or the value of the property herein conveyed, is $0.00, as this transfer is a division of marital property incident to a divorce. **Exempt from transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).**

Prepared by:
Bryan Cathey
203 Moss Trl, Goodlettsville, TN 37072

Amanda Cathey

Grantee / Affiant Signature

State of Tennessee, County of Davidson

Subscribed and sworn to before me this 8 day of July, 2026.

My Commission Expires: May 3, 2027 (Notary Public) Judy C Magill

JUDY C MAGILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

GRANTOR SIGNATURE: Bryan Cooper Cathey

In witness whereof, the Grantor has executed this instrument the day and year first above written.

Grantor Signature (Ex-Spouse)

State of Tennessee, County of Davidson

Before me, a Notary Public of the state and county aforesaid, personally appeared Bryan Cooper Cathey, to me known (or satisfactorily proven) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as a free act and deed.

Witness my hand and seal, this 8 day of July, 2026.

My Commission Expires: May 3, 2027 (Notary Public) Judy C Magill

JUDY C MAGILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027