Davidson County DEEDQC
Recvd: 03/24/05 16:03 2 pgs
Fees:12.00 Taxes:0.00
20050324-0032309

Subject Property: **Map #:** 116-12 **Parcel #:** 45

Property Address:

New Owner:	**Claire Townsend Gadd**	**Send Tax Bill to:**
Address:	**3810 Woodmont Lane**	**Same address**
	Nashville, TN 37215	

This instrument was prepared by: **Joanie L. Abernathy**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778 Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce entered on July 27, 2004, Case Number 04D-62, and for good and valuable consideration, and no monetary consideration, I, **Ronald O. Gadd**, hereby quitclaim and convey to **Claire Townsend Gadd**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on Block "G" on the Plan of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County.

Said Lot No. 11 fronts 110.0 feet on the southerly side of Woodmont Lane, which is a curve, and extends back 245.4 feet on the easterly line and 260.4 feet on the westerly line to a dead line in the rear on which it measures 19.6 feet.

Being the same property conveyed to **Ronald O. Gadd** by Warranty Deed from **Frank W. Englert, III,** an unmarried man, of record in Book 8350, Page 626, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her/his heirs and assigns, forever;~~

IN WITNESS WHEREOF I have hereunto set my hand this 15th day of December, 2004.

Ronald O. Gadd

Ronald O. Gadd

This is improved property, known as 3810 Woodmont Lane; Nashville, Tennessee 37215.

STATE OF TENNESSEE)
COUNTY OF Williamsm)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald O. Gadd**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of December, 2004.

Melissa C Jared
NOTARY PUBLIC

3-22-2008
My Commission Expires

MELISSA C. JARED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE)
COUNTY OF Williamsm)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Ronald O. Gadd
Affiant

Sworn to and subscribed before me this 15th day of December, 2004.

Melissa C Jared
NOTARY PUBLIC

3-22-2008
My commission expires

MELISSA C. JARED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

The actual consideration or value, whichever is greater, is $0.