Davidson County DEEDQC
Recvd: 04/10/06 16:05 2 pgs
Fees:12.00 Taxes:0.00
20060410-0041284

QUITCLAIM DEED

TO BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE.

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Dawn T. Zangara 6048 Bresslyn Road Nashville, Tennessee 37205	Same	115 12 0 102.00

THIS INDENTURE, made this 1 day of March, 2006, by and between **Dawn T. Zangara** of Davidson County, Tennessee, and **Robert S. Sharp** of Davidson County, Tennessee.

WITNESSETH:

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Dawn T. Zangara** has this day bargained, sold, released, and quitclaimed and does hereby bargain, sell, release, and quitclaim unto the grantee, **Robert S. Sharp** his heirs and assigns forever, a fifteen percent (15%) interest in a certain tract or parcel of land in Davidson County, Tennessee, together with any hereditaments and appurtenances thereto appertaining, more fully described as follows to wit:

LAND in Davidson County, Tennessee, being Lot No. 13 on the plan of Resubdivision West Meade Village, of record in Book 3700, page 36, Register's Office for said County.

SAID Lot No. 13 fronts 175.0 feet on the westerly margin of Bresslyn Road and extends back 418.0 feet on the northerly line and 399.9 feet on the southerly line to a dead line in the rear, measuring 175.80 feet thereon.

Being the same property conveyed to Dawn T. Sharp by deed from Robert S. Sharp of record at Instrument No. 20060410-0041283 Register's Office for Davidson County, Tennessee. Dawn T. Sharp is also known as Dawn T. Zangara.

This conveyance is made subject to (a) property taxes for 2006 and prior years, if any; (b) zoning regulations; and (c) all other matters of public record.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT WAS ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

This is a conveyance of a fifteen percent (15%) interest of the estate, right, title, and interest of **Dawn T. Zangara** in and to the described property together with any hereditaments and

appurtenances thereto appertaining to **Robert S. Sharp**, his heirs, and assigns forever and pursuant to *Tenn. Code Ann.* §66-1-110.

IN WITNESS WHEREOF, **Dawn T. Zangara** has executed this Quitclaim Deed on this the 1 day of March, 2006.

Dawn T. Zangara
Dawn T. Zangara

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 1 day of March, 2006, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within-named **Dawn T. Zangara** with whom I am personally acquainted, (or who was proven to me on the basis of satisfactory evidence) who upon oath stated that she executed the foregoing Quitclaim Deed as her free and voluntary act for the uses and purposes contained therein. Sworn to and subscribed before me this 1 day of March, 2006.

ALICIA M. RIGGANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 01/27/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $0.00.

Dawn T Zangara
Affiant

Sworn to and subscribed before me this the 1 day of March, 2006.

ALICIA M. RIGGANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 01/27/2008

This Instrument Prepared By: MOSELEY & MOSELEY, Attorneys at Law
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Nashville, Tennessee 37201-1609
(615) 254-0140
Fax: (615) 244-2270

PURSUANT TO *TENN. CODE ANN.* §67-4-409(a)(3) NO RECORDATION TAX IS LEVIED ON THIS TRANSFER TO ADJUST THE PROPERTY RIGHTS BETWEEN SPOUSES.