Davidson County DEEDQC
Recvd: 06/02/06 10:25 2 pgs
Fees:12.00 Taxes:0.00
20060602-0064904

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
121 First Avenue South, Suite 200
Franklin, Tennessee 37064

RETURN TO:

Southern Title Services
124 First Avenue South, #102
Franklin, Tennessee 37064

STATE OF TENNESSEE)
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO (0).

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25 day of May, 2006.

Notary Public
My Commission Expires: 12/27/09

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):
Melanie Moran
1208 Dallas Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
118-01-0-049.00

KNOW ALL MEN BY THESE PRESENTS that I, **KENNETH C. CATANIA,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **MELANIE MORAN f/k/a MELAINE S. CATANIA* a/k/a MELANIE SUZANNE REDDY CATANIA,** his/her/their heirs and assigns, my entire right, title and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 20 and the easterly five (5) feet of Lot No. 19 on the Plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to MELANIE S. CATANIA and husband, KENNETH C. CATANIA, by Warranty Deed from JASON KYLE LEHNING and HEATHER NICOLE EDWARDS, of record as Instrument No. 20021101-0134321, Register's Office for Davidson County, Tennessee dated October 31, 2002.

Map & Parcel #: 118-01-0-049.00

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

This Quitclaim Deed is being executed pursuant to the Final Decree for Divorce entered in Catania v. Catania, Fourth Circuit Court for Davidson County, Tennessee, Civil Action Docket No. 03D2854.

This is improved property known as **1208 Dallas Avenue, Nashville, Tennessee 37212.**

Witness my hand this 24 day of May, 2006.

Kenneth C Catania
KENNETH C. CATANIA

*Melanie S. Catania and Melaine S. Catania are one and the same person.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **KENNETH C. CATANIA**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 24th day of May, 2006.

Nancy C. Jackson
Notary Public

My Commission Expires: 3/31/07

