(4)

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Virginia A Teal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2007.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Record & Return To:

Southern Title Services

547 N. Mt. Juliet Road, Ste 100
Mt. Juliet TN 37122
File No. 261100039

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia A. Teal	Countrywide Home Loans, Inc.	Map 175-04-0A Parcel 033.00 CO
(NAME)	(NAME)	
408 Yosemite Court	2021 N. Gallatin Rd., Ste, 280	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Madison, Tennessee 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alfred Carnahan,*** HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED UNTO **Virginia A. Teal, married,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 12B, on the Final Plat, Park Place Subdivision, Phase I, as shown by plat appearing of record in Instrument No. 20010129-0008516, and as shown on Exhibit "E" to Master Deed of record in Instrument Number 200102140014161, rerecorded in 200107020069590, amended in 200110190114191 and rerecorded in 200112120136927, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

A portion of said property being further conveyed to Landmark Homes of Tennessee, Inc. by Warranty Deed dated July 11, 2005 of record in Instrument No. 20050721-0084908, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Virginia A. Teal, married by Warranty Deed dated January 5, 2007 and filed of record in Instrument No. 20070111-0004578, Register's Office for Davidson County, Tennessee. *Alfred Carnahan, Jr. is the spouse of Virginia A. Teal.

This property subject to: 2007 property taxes and every year thereafter; Master Deed and By-Laws of record in Instrument No. 20010214-0014161as re-recorded in Instrument No. 20010702-0069590 and in Instrument No. 20011019-0114191 as re-recorded in Instrument No. 20011212-0136927; Sanitary Sewer and Drainage Easement of record in Book 11491, Page 719 and in Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Tennessee Valley Authority Easement of record in Deed Book 435, Page 507; Right-of-Way Agreement to Nashville Gas of record in Book 5897, Page 191; any and all matters shown on plat of record in Instrument No. 20010129-0008516; all in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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.

unimproved ☐
This is improved ☒ property, known as 408 Yosemite Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 5th day of January, 2007.

Alfred Carnahan, Jr. ANCJ

Davidson County DEEDQC
Recvd: 01/11/07 11:02 1 pgs
Fees:12.00 Taxes:0.00
20070111-0004580

STATE OF TENNESSEE COUNTY OF WILSON

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

Witness my hand at office this 5th day of January 2007.

Commission expires: June 22, 2009

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Linda V Jones Notary Public