Davidson County DEEDQC
Recvd: 02/27/07 10:24 2 pgs
Fees:12.00 Taxes:0.00
20070227-0024072

QUITCLAIM DEED

JLD

ADDRESS OF NEW OWNER(S):

Rachel Renee Uselton
306 Rosehill Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:

Franklin American Mortgage
501 Corporate Centre Drive
#400
Franklin, TN 37067

MAP-PARCEL NUMBERS

Map: 25-07

Parcel: 37

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Prepared from Information furnished by The Grantees/Grantors herein, NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATE OF OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
----THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

Rachel Renee Uselton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF **February, 2007.**

Doris Coley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/21/09

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged We, **RACHEL RENEE USELTON, UNMARRIED AND PAUL R. USELTON AND WIFE, GLENDA FOXALL USELTON,** by these presents do hereby quitclaim our interest unto **RACHEL RENEE USELTON, UNMARRIED AND CHRISTOPHER GLENN USELTON, MARRIED as Joint Tenants with Right of Survivorship,** their successors and assigns, all their right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Ranchwood Estates, Section III, Goodlettsville, Tennessee, of record in Plat Book 3300, Page 59, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 154 feet on the Southerly side of Rosehill Drive and runs back between lines, 350 feet to the Easterly line and 289.05 feet on the Westerly line to a dead line in the rear upon which it measures 127.46 feet.

Being the same property conveyed to Rachel Renee Uselton, Unmarried, and Paul R. Uselton and wife, Glenda Foxall Uselton, by Warranty Deed dated December 29, 2006, from Linda J.P. Hendricks, Unmarried, of record by Instrument No. 20070103-0000909 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 306 Rosehill Drive, Goodlettsville, TN 37072

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this the 22nd day of **February, 2007.**

Rachel Renee Uselton
RACHEL RENEE USELTON

Paul R. Uselton
PAUL R. USELTON

Glenda Foxall Uselton
GLENDA FOXALL USELTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of **February, 2007**, before me personally appeared

RACHEL RENEE USELTON, UNMARRIED AND PAUL R. USELTON AND WIFE, GLENDA FOXALL USELTON

to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal at Goodlettsville, Tennessee.

Doris Coley
Notary Public

My Commission Expires: 9/21/09


