QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Richard Hedgepath, Attorney at Law, 1504 – 17th Ave., South, Nashville, TN 37212 (615) 269-9091, WITHOUT A TITLE SEARCH AT THE REQUEST OF GRANTOR AND GRANTEE

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Carla Renee Gilman	Same	Map 51-3, Parcel 175
1003 Townley Dr.		
Madison, TN 37115		

FOR AND CONSIDERATION of One Dollar ($1.00) and in compliance with a decree of absolute divorce filed in the Eighth Circuit Court for Davidson County, Tennessee, Docket # 06D-1638 and for the express purpose of making a reconveyance to create fee simple title to Carla Renee Gilman, I, Carlos Ortiz, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey my interest unto Carla Renee Gilman, hereinafter referred to as Grantee, her successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee being Lot No. 142 on the Plan of Pleasant Acres, Sec. V, as of record in Book 2331, page 56, Register's Office for said County.

Said Lot No. 142 fronts 133.01 feet on the north side of Townley Drive, and runs back 295.63 feet on the west line and 239.69 feet on the east line, to a dead line in the rear on which measures 200.68 feet.

Being the same property conveyed to Carla Renee Gilman and Carlos Ortiz as joint tenants with right of survivorship by warranty deed from Barbara Jean Dobson Morris, unmarried, as of record as instrument #20030716-0099843 in the Register's Office for Davidson County, Tennessee.

All matters as set forth on the Plan of Pleasant Acres, Section Five, of record in Plat Book 2331, page 56, said Register's Office, which shows a 10-foot public utility easement along the rear and easterly lines and a 90-foot minimum building setback line from Townley Drive.

The above description is the same as in the previous deed of record.

This is improved property known as: **1003 Townley Drive, Madison, TN 37115.**

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

Davidson County DEEDQC
Recvd: 03/07/07 11:29 2 pgs
Fees:12.00 Taxes:0.00
20070307-0028150

Witness my hand this 28th day of February 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CARLOS ORTIZ - Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlos Ortiz, the bargainor, 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 and official seal at Nashville, Tennessee, this 28th day of February 2007.

LINDY K. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 20, 2010

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ _NONE .

Subscribed and sworn before me, this the 28th day of February, 2007.

Affiant

LINDY K. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires MAR. 20, 2010