QUITCLAIM DEED

Information has been provided by the parties herein. No search has been performed nor closing executed

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/5/2011
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
DAVID C. KREMER JR.

THIS INSTRUMENT WAS PREPARED BY + Return to:
Lender's Title & Escrow, LLC, 2612 N. Mount Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Eugene Harding	Harold Eugene Harding	133-8-105.00
(NAME)	(NAME)	
405 Cathy Jo Circle	SAME AS ADDRESSEE	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Philip Martin Efron, hereinafter called the GRANTORS, by these presents do hereby grant, transfer, convey and quitclaim all my/our right, title and interest, unto Harold Eugene Harding, hereinafter called the GRANTEES, their heirs and assigns forever, all my/our right title and interest a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Valley View Terrace, Phase 1, of record in Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janice F. Dowell by Quitclaim Deed from Phillip Martin Efron dated 02/24/99 and recorded 03/05/99 in Book 11372, Page 403, said Register's Office. Property previously conveyed by Warranty Deed To Phillip Martin Efron, an unmarried man from Barbara Jean Conley Barbee and husband, J. Brent Barbee dated 02/07/95 and recorded 02/10/95 in Book 9593, Page 141, said Register's office.

Being the same property conveyed to Harold Eugene Harding by Deed from Janice F. Dowell dated 10/04/2006 and recorded on 10/18/2006 in Instrument No. 20061018-0129278 said Register's Office.

*The Original Quitclaim Deed from Phillip Martin Efron to Janice F. Dowell left a "tenancy by the entirety" to the said Phillip Martin Efron. The execution of this Document is to correct this error.

unimproved ☐
This is improved ☒ property, known as 405 Cathy Ho Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hand this 24th day of August 2007.

Phillip Martin Efron

Davidson County DEEDQC
Recvd: 08/27/07 13:15 2 pgs
Fees:12.00 Taxes:0.00
20070827-0102531

STATE OF TN

COUNTY OF Warren

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Phillip Martin Efron, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this.

Commission expires: 1-1-11

NIKI WOODLEE
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

Notary Public