Davidson County DEEDQC
Recvd: 12/17/07 11:27 4 pgs
Fees:22.00 Taxes:0.00
20071217-0144493

QUITCLAIM DEED 4

Mail To:
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117

OWNER (SEND TAX BILLS TO):

DAWN A. MONTGOMERY
351 WILLARD DRIVE
NASHVILLE, TN 37211

42750611 - 1

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOEL C. MONTGOMERY, a married man who took title as an unmarried man, and DAWN A. MONTGOMERY, formerly known as DAWN A. TAYLOR, a married woman who took title as an unmarried woman (herein, "Grantor"), whose address is 351 Willard Drive, Nashville, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to DAWN A. MONTGOMERY, a married woman, as her sole and separate property (herein, "Grantee"), whose address is 351 Willard Drive, Nashville, TN 37211, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

WITNESS my hand and seal this 15TH day of NOVEMBER, 2007.

GRANTOR:

Joel C. Montgomery

Dawn A Montgomery FKA Dawn A. Taylor

Dawn A. Montgomery, formerly known as
Dawn A. Taylor

PIN NO: 148-01-104

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joel C. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15TH day of NOVEMBER, 2007.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/24/2007

LARRY D. EATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dawn A. Montgomery, formerly known as Dawn A. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15TH day of NOVEMBER, 2007.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/24/2007

LARRY D. EATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

AFFIDAVIT OF VALUE

State of Minnesota
County of Ramsey

I/we hereby swear or affirm that the actual consideration for this transfer is $10.00.

Subscribed and sworn to before me
This 13 day of December, 2007.

Amber Bybedor
Affiant Amber Bybedor

Notary Public
My Commission expires: Jan 31 2008

RICHARD J. CARLSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2008

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 164, ON THE PLAN OF SECTION 3, HAYWOOD ACRES, OF RECORD IN PLAT BOOK 2900, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PROPERTY, KNOWN AS 351 WILLARD DRIVE, NASHVILLE, TN 37211

TAX ID #: 148-01-104

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 10971 at Page 494 on June 10, 1998.

PIN NO: 148-01-104

STREET ADDRESS:

351 Willard Drive, Nashville, TN 37211

U42750611-010P04
QUIT CLAIM DEED

US Recordings