Davidson County DEEDQC
Recvd: 02/11/08 10:36 2 pgs
Fees:12.00 Taxes:0.00

20080211-0013636

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

x _____
AFFIANT

Subscribed and sworn to before me this the 4th day of FEB, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 7-19-08

RYAN A. ROTH
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

RR

ADDRESS OF NEW OWNER:
James M. Welch
105 Walking Horse Ct
Nashville, TN 37211

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

172-080-B-012.00 CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, James M. Welch, married (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to James M. Welch and Vickie Welch, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Revised Final Plat of Bridle Downs, Phase One of record in Plat Book 6900, Page 701-703, corrected in Book 8169, Page 240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Welch by deed from Mark Kryzanowsky and Laura E. Kryzanowsky f/k/a Laura D. Edmonds of record as Instrument No. 20050112-0004476, in the Register's Office for Davidson County, Tennessee, dated December 29, 2004.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 4TH day of FEB, 2008.

GRANTOR:

James M. Welch

James M. Welch

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY, AND NO LEGAL ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James M. Welch and with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand, at office, the 4TH day of FEB, 2008.

NOTARY PUBLIC

My Commission Expires: 7-19-08