QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-

KAREN O MONTGOMERY
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires on 09-06-11
(AFFIX SEAL)

MATTHEW P. WANASTEK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Montgomery	Same	091-16-0-252.00
(NAME)	(NAME)	
4309 Nevada Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Karen O. Montgomery

hereinafter referred to as the Grantor(s), by these presents does hereby remise, release and QUITCLAIM unto

James W. Montgomery

hereinafter referred to as the Grantee(s), all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 210, of Block 10, on the Map of Charlotte Park Company's First Addition to Nashville, as shown on plat of record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 210 fronts 50 feet on the southerly side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James W. Montgomery and spouse, Karen O. Montgomery by Deed of record in Book 11371, Page 445, recorded 3/5/1999, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4309 Nevada Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDQC
Recvd: 04/15/08 15:09 2 pgs
Fees:12.00 Taxes:0.00

20080415-0038220

Witness my hand this 7th day of FEBRUARY, 2008.

Karen O. Montgomery

Karen O. Montgomery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Karen O. Montgomery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of FEBRUARY, 2008.

Notary Public

My Commission Expires: My Commission Expires on 09-06-11

