File No. 280501316

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autumn Morris	Autumn Morris	Map 134-13-0-125.00
(NAME)	(NAME)	
4858 Lynn Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Chananel Nakasaka, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO Autumn Morris, married, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 209 on the Plan of Kenilworth Estates, Section Four, as of record in Plat Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chananel Nakasaka, a married person by Deed dated August 16, 2006 from Bounhom Saenia, unmarried of record in Instrument number 20060821-0102711, Register's Office for said County.
The subject property is investment property. It has never been a marital residence.

Subject to all matters as set forth per Plat Book 3300, Pages 34, 35 & 36, Register's Office of said County.

Restrictive Covenants of record in Deed Book 3316, Page 339; Book 3343, Page 293; Book 3346, Page 428, Register's Office of said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4805 Shirmar Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDQC
Recvd: 06/03/08 11:55 2 pg
Fees:12.00 Taxes:0.00

20080603-0056473

- Witness my/our hand(s) this 30th day of May, 2008.

Chananel Nakasaka

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chananel Nakasaka, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this May. 30-2008

My Commission Expires: Dec-18-08

Notary Public

HEUNG RYONG HA
Commission # 1536008
Notary Public - California
Los Angeles County
My Comm. Expires Dec 18, 2008

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RETURN TO:
Cumberland Title
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Mt. Juliet, TN 37122