Davidson County DEEDQC
Recvd: 07/18/08 09:40 3 pgs
Fees:17.00 Taxes:0.00
20080718-0073713

THIS INSTRUMENT PREPARED BY:
Infinity Title, LLC
402 BNA Dr Ste 401
Nashville, TN 37217

QUITCLAIM DEED

Property Address and
Address New Owner:
Jennie Frank & Ashby Frank
604 Harpeth Pky. East
Nashville,TN. 37221

Send Tax Bills To:
Jennie Frank & Ashby Frank
604 Harpeth Pky. East
Nashville,TN. 37221

Map and Parcel:
142-15 42

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Donica S. Christensen, unmarried**, hereinafter referred to as the "GRANTOR" and **Jennie Frank and Ashby Frank,** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Donica S. Christensen**, has this day quitclaimed unto **Jennie Frank and Ashby Frank,** any right, title and interest in and to certain real property located in **Davidson County**, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 122, as shown on the map entitled Section I, Harpeth Valley Park, of record in Plat Book 3600, page 93 and 94, 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 Jennie L. Frank, Ashby Frank and Donica S. Christensen, as tenants in common, on 03/25/2004 by deed from Tamara Saviano, filed for record on 03/26/2004 in Instrument No. 20040326-0034545, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 15 day of July,2008.

Donica S. Christensen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Donica S. Christensen,** 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 Nashville, Tennessee this 15 day of July, 2008.

DeAnna Gwyn
Notary Public

Commission Expiration 5/30/09

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 15 day of July, 2008.

My commission expires: 5/30/09

DeAnna Gwyn
Notary public

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.