Davidson County DEEDQC
Recvd: 07/30/08 16:04 1 pgs
Fees:12.00 Taxes:0.00
20080730-0078259

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

QUITCLAIM DEED

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, DENNIS D. SMITHSON, unmarried, hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto MARY ANN SMITHSON, unmarried, hereinafter called the Grantee, her heirs and assigns, all of my/our right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 38 on the Plan of Phase 3, Section Nine, Myrtlewood Estates, of record in plat book 7900, page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis D. Smithson and Mary A. Smithson, husband and wife, by deed from William H. Smithson and wife, Dorothy Smithson, of record in Instrument Number 20040223-0020004, filed on February 2, 2004, said Register's Office.

Dennis D. Smithson and Mary A. Smithson, also known as Mary Ann Smithson, are now divorced.

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument. The service provided is limited to the preparation of this instrument in recordable form only.]

This is improved property known as **5612 Myrtlewood Drive, Nashville, Tennessee 37211** .

Witness my hand this **29th** day of **July**, **2008**:

Dennis D. Smithson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNIS D. SMITHSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of July, 2008.

W. AARON FORTNER STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 06/29/2010

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mary Ann Smithson 5612 Myrtlewood Drive Nashville, Tennessee 37211	ABN AMRO Mortgage Group, Inc. 761 Old Hickory Blvd., Suite 401 Brentwood,TN 37027	172.020 118.00

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF JULY, 2008.

Notary Public

My Commission Expires: 06/29/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON