Davidson County DEEDQC
Recvd: 10/23/08 14:21 3 pgs
Fees:17.00 Taxes:0.00
20081023-0106235

Kassandra J. Green
FKA: Kassandra J. Neff

This Instrument Prepared By:
Linda M. Anderson
Attorney at Law
1230 Second Avenue South
Nashville, TN 37210

Address of New Owner:	Send Tax Bills to:	Instrument Number:
Randy L. Neff 1430 Greenland Ave. Nashville, TN 37216	Randy L. Neff 1430 Greenland Ave. Nashville, TN 37216	Map and Parcel: 72-4-318

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that Kassandra J. ~~Neff~~ Green for and in consideration of the Final Decree of Divorce between the parties, does hereby bargain, sell, release remise, quit claim, and convey to Randy L. Neff all her right, title and interest in and to the following described real estate, to wit:

> Being the Southeasterly one-half of Lot No. 8 on the Plan of Country Club Estates, Block C, of record in the Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Said Southerly part of Lot No. 8 fronts 50 feet on the Southwesterly margin of Greenland Avenue and extends back between parallel lines 175 feet to a line in the rear measuring 50 feet thereon.
>
> BEING THE SAME PROPERTY CONVEYED TO Joseph M. Cowan, unmarried by Warranty Deed from Ashley McKinnon, unmarried, dated November 10, 2005, recorded November 16, 2005, in Instrument Number 20051116-0138695, Register's Office for Davidson County, Tennessee.
>
> Elizabeth Cowan, wife of Joseph M. Cowan, joins in to convey any and all marital rights, title and interest to the above referenced property.
>
> Subject to any and all plats, easements, restrictions and other matters of record.
>
> Taxes and assessments for the 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Any inaccuracy in the area, square footage acreage of the land described in Schedule A The Company does not insure the area, square footage or acreage of the land.

Title to any portion of said land lying within the bounds of any road or highway.

Being same property conveyed to Randy L. Neff by Warranty Deed, from Joseph M. Cowan, married of record as recorded in Instrument #20061218-0155481, Register's Office for Davidson County, Tennessee.

Being the same improved property known as 1430 Greenland Avenue, Nashville, Tennessee 37216.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this the 29th day of August 2008.

Kassandra J. Green
KASSANDRA J. ~~NEFF~~ Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kassandra J. ~~Neff~~ Green with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 29 day of August, 2008.

NOTARY PUBLIC

My Commission Expires: _____

LISA FAULKNER
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear of affirm to the best of affiants knowledge, information and belief, this transfer is pursuant to a Final Decree of Divorce and is therefore exempt under Tenn. Code Ann. § 67-4-409 (a)(3)(E).

Linda M Anderson
AFFIANT Attorney for Mr Nebb.

SWORN TO AND SUBSCRIBED before me, this the 17th day of Oct. 2008.

Regina Hulse
NOTARY PUBLIC

My Commission Expires: 5/24/10

REGINA HULSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY