This Form furnished by: **SIEW-LING SHEA, ATTORNEY, ROGERS & ASSOCIATES**

FROM:
NICOLE TAYLOR HART

TO:
EMERSON LEE HART

Davidson County DEEDQC
Recvd: 11/10/08 13:25 3 pgs
Fees:17.00 Taxes:0.00
20081110-0111347

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
EMERSON LEE HART 1725 Linden Avenue Nashville, Tennessee 32712	"SAME"	Map 104-16 Parcel 192

STATE OF TENNESSEE }
COUNTY OF Davidson **}**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 08D-1558**

EMERSON LEE HART

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10, DAY OF NOVEMBER, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 14, 2009
(AFFIX SEAL)

This Instrument Prepared By:

SIEW-LING SHEA, ATTORNEY
Rogers & Associates
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

SIEW-LING SHEA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Warranty Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the firm of Rogers and Associates shall have no liability for the status of the title to the property or the accuracy of such information.

I, **NICOLE TAYLOR HART**, do hereby Quitclaim to **EMERSON LEE HART**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

BEING the easterly 5.0 feet of Lot No. 99, all of Lots Nos. 100 and 101, and the easterly 5.0 feet of Lot No. 102 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 99, all of Lots Nos. 100 and 101 and part of Lot No. 102 front together 130.0 feet on the southerly side of Linden Avenue and run back 202.0 feet, more or less, on the easterly line and 202.5 feet on the westerly line, to an alley measuring 130.0 feet thereon.

BEING the same property conveyed to Emerson Lee Hart and wife, Nicole Taylor Hart, by deed from June H. Williams, Individually and as Trustee of the June H. Williams Revocable Trust u/a dated 9/14/1994 and Robley C. Williams, Jr., Individually and as Trustee of the Robley C. Williams, Jr. Revocable Trust u/a dated 9/14/1994, of record as Document No. 20040505-0051591, Register's office for Davidson County, Tennessee.

Said conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 08D-1558.

This is improved real property, known as: **1725 Linden Avenue, Nashville, TN 32712**

IN WITNESS WHEREOF I have hereunto set my hand on this the 7th day of November, 2008.

NICOLE TAYLOR HART

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Carlos Castrillo, a Notary Public in and for said County and State, the within named, NICOLE TAYLOR HART, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 7th day of November, 2008.

NOTARY PUBLIC

My Commission Expires: 7/3/2012.
DATE

CARLOS V. CASTRILLO III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY