RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HWY
ASHVILLE TN 37214

Davidson County DEEDQC
Recvd: 03/10/09 13:59 2 pgs
Fees:12.00 Taxes:0.00
20090310-0021672

Prepared By:

Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

THIS INSTRUMENT HAS BEEN PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITH NO TITLE EXAMINATION BEING PERFORMED, AND THE PARTIES HOLD AFFORDABLE CLOSINGS, LLC HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION HEREWITH.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Nichelle N. Ursery **1009 Lakewalk Dr.** **Antioch, TN 37013**	**New Owner**	**164-08-0-B-012.00 CO**

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, [redacted] **Dallas W. Ursery, Jr., the sole heir at law of Dallas W. Ursery, Sr.**, the grantors, do hereby transfer and convey unto the said **Nichelle N. Ursery, unmarried and Jeffery Baker, unmarried,** the Grantee(s) herein, his (successors), heirs and assigns, all their right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee Being Lot No. 63 on the Plat of Section One, Lakewalk of record in Instrument No. 20050128-0010429, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Dallas W. Ursery Sr., unmarried by Warranty Deed from Greenvale Construction, LLC, of record in Instrument No. 20050922-0113976, Register's Office for Davidson County, Tennessee.

Dallas W. Ursery, Sr. has since died intestate and his heirs are Nichelle N. Ursery and Dallas W. Ursery, Jr., as shown in the affidavit of heirship recorded immediately prior to this deed.

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

This is improved (X) unimproved ( ) property, known as: **1009 Lakewalk Dr Antioch, TN 37013**

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of February 2009.

Dallas W. Ursery Jr.
Dallas W. Ursery, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), **Dallas W. Ursery, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at NASHVILLE, Tennessee, this 23rd day of February 2009.

Patricia F. Baskerville
Notary Public

My Commission Expires: My Commission Expires MAY 2, 2011

PATRICIA F. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $0.00

Connie Hooper
(Affiant)

Patricia F. Baskerville
Notary

Commission Expires: _____

PATRICIA F. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011