QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20090020201 DEEDQC
Recvd: 03/27/09 09:59 2 pgs
Fees: 12.00 Taxes: 0.00
20090327-0027533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2009.

Notary Public

MY COMMISSION EXPIRES: 3·7·2011

(AFFIX SEAL)

GIB VANDERHEYDEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 401 Harrison Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Montgomery	SAME	091-16-0-252.00
(NAME)	(NAME)	
4309 Nevada Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

James W. Montgomery

hereinafter referred to as the Grantor(s), by these presents does hereby remise, release and QUITCLAIM unto

James W. Montgomery and wife, Shannon Montgomery

hereinafter referred to as the Grantee(s), all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 210 on the Plan of Block 10 on the Map of Charlotte Park Company's First Addition to Nashville, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James W. Montgomery by Deed of record in Instrument No. 20080415-0038220, recorded 04/15/2008, Register's Office for Davidson County, TN .Being the same property conveyed to James W. Montgomery and spouse, Karen O. Montgomery by Deed of record in Book 1137, page 445, recorded 03/05/1999, Register's Office for Davidson County, TN .

unimproved ☐
This is improved ☒ property, known as 4309 Nevada Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 17th day of March, 2009.

James W. Montgomery

~~Shannon Montgomery~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James W. Montgomery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of ~~March, 2009.~~

Notary Public

My Commission Expires: 3.7.~~2009~~ 2011

GIB VANDERHEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY