BILL GARRETT, Davidson County
Trans:T20090029906 DEEDQC
Recvd: 05/06/09 08:12 3 pgs
Fees:17.00 Taxes:0.00
20090506-0041385

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214 / PH: (615) 883-4998

ADDRESS NEW OWNER:
TODD M. BROADBENT
5312 Mast Point
Hermitage, TN 37076

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE
PROVIDENT FUNDING ASSOC., LP
3505 Koger Blvd, #355
Duluth, GA 30096

MAP & PARCEL:
98 90A 104CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, the same being in satisfaction of certain of the terms of a divorce settlement (see Davidson County Circuit Court, Docket No. 09D-816) between Grantor and Grantee, the receipt and sufficiency of which is hereby acknowledged, I, **RACHEL E. BROADBENT (a/k/a Rachel Henderson Broadbent)**, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto **TODD M. BROADBENT (a/k/a Todd Michael Broadbent)**, hereinafter called the Grantee, his heirs and assigns, all of my right, title and interest (marital or otherwise) in and to a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 187, on the Plan of Lakeshore Subdivision, Phase Three-A, of record in Plat Book 7900, Page 516, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Todd M. Broadbent and wife, Rachel E. Broadbent, by Warranty Deed from J. Thomas Woodliff, III and wife, Karen Ann Woodliff, dated August 26, 2002, as recorded in Instrument No. 20020829-0104901, Register's Office for Davidson County, Tennessee. Rachel E. Broadbent has executed this Quitclaim Deed in order to convey all of her right, title, and interest (marital or otherwise) in and to said real property to Todd M. Broadbent, pursuant to the terms of a Marital Dissolution Agreement entered by the parties and made a part of a Final Decree of Divorce.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is improved real property known as: 5312 Mast Point, Hermitage, Davidson County, Tennessee, 37211.

WITNESS my hand this the 15th day of April, 2009.

Rachel E. Broadbent

RACHEL E. BROADBENT
(a/k/a RACHEL HENDERSON BROADBENT)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named RACHEL E. BROADBENT (a/k/a Rachel Henderson Broadbent), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of April, 2009.

Julie O Gibbs

NOTARY PUBLIC

JULIE O GIBBS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires: 03/20/10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $NONE.

Rachel E. Broadbent
AFFIANT

Subscribed and sworn to before me this 15th day of April, 2009.

Julie O. Stubbs
NOTARY PUBLIC

JULIE O. STUBBS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires: 03/20/10