BILL GARRETT, Davidson County
Trans:T20090035113 DEEDQC
Recvd: 05/28/09 12:11 2 pgs
Fees:12.00 Taxes:0.00
20090528-0048986

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) FILE BOX "7"

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: MAY 02.2011

CRAIG S. OLSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NO.
CAROLYN VALENT, TRUSTEE **4516 Boxcroft Circle** **Mt. Juliet, TN 37122**	**SAME**	**165130A17000CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CAROLYN VALENT, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED THEIR INTEREST, AND BY THESE PRESENTS DO QUITCLAIM UNTO **CAROLYN VALENT, TRUSTEE OF THE CAROLYN VALENT FAMILY TRUST, U/A/D JANUARY 16, 2008**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW-TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of Peppertree Forest P.U.D. Section Nine of record in Plat Book 7900, Page 760, Register's Office for said County, to which reference is made for a more complete description.

The subject property is a part of a planned unit development and is subject to Declaration of Covenants, Restrictions, and Conditions as of record in Book 8757, Page 607, amended in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698 and Book 9455, Page 801, and By-Laws of the Peppertree Forest Homeowner's Association as of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn Valent, Unmarried, by deed from Marshall Valent, Unmarried, of record in Instrument Number 20081208-0118420, Register's Office for Davidson County, Tennessee.

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

This is improved property known as **4025 Pepperwood Drive, Antioch, Tennessee 37013**

WITNESS my hand this 15th day of May, 2009.

CAROLYN VALENT

WITNESS my hand this 15TH day of May, 2009.

X Carolyn Valent
CAROLYN VALENT

CRAIG S. OLSON JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 CAROLYN VALENT, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15TH day of May, 2009.

NOTARY PUBLIC

My Commission Expires: Mar 02.2011