Subject Property: **Map #:** 13111 **Parcel #:** 45

Property Address:

New Owner: Yvonne Smith
Address: 4619 Shys Hill Road
Nashville, TN 37215

Send Tax Bill to:
Same address

This instrument was prepared by: **Joanie L. Abernathy**
Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778 Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on January 26, 2009, Case Number 08D-3115, and for good and valuable consideration, and no monetary consideration, I, **John Jansen**, hereby quitclaim and convey to **Yvonne Smith**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being
Lot Number 6 on the Plan of Seven Hills, Section One, as of record in book 2133, pages 81 and 82, Register's Office for said County to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **John Jansen,** and Wife, **Yvonne Smith**, by Deed from record in Instrument Number 20070703-0079323, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 1 day of June, 2009.

John Jansen

This is improved property, known as 4619 Shys Hill Road; Nashville, Tennessee 37215.

BILL GARRETT, Davidson County
Trans:T20090037666 DEEDQC
Recvd: 06/05/09 14:01 2 pgs
Fees:12.00 Taxes:0.00
20090605-0052445

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of February, 2009.

SEPTEMBER CRAFTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

September Crafton 7.25.2012
NOTARY PUBLIC My Commission Expires

STATE OF TENNESSEE)
COUNTY OF _____)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 18 day of MAY, 2009.

NOTARY PUBLIC NICK BRUSICH Sept 3 2012
My commission expires

The actual consideration or value, whichever is greater, is $0.

NICK BRUSICH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY