BILL GARRETT, Davidson County
Trans:T20100010979 DEEDQC
Recvd: 02/24/10 14:10 2 pgs
Fees:12.00 Taxes:0.00
20100224-0014121

THIS INSTRUMENT WAS PREPARED BY:
John T. Horton, Esq.
150 Second Avenue North, Suite 225
Nashville, Tennessee 37201

QUIT CLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Michael John A. King 1235 6th Avenue N Nashville, TN 37208	Michael John A. King 1235 6th Avenue N Nashville, TN 37208	92-10/59

Pursuant to a Marital Dissolution Agreement executed by the grantor and grantee herein of record under Docket No.: 09D-2711 in the Circuit Court for Davidson County Tennessee, I JOEY SEBINA MARSTON, the grantor, do hereby quitclaim and convey unto MICHAEL JOHN ABRAHAM KING, the grantee, her heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, known as follows, to-wit:

Land in Davidson County, Tennessee being the northerly 29 feet of Lot No. 8 on the Map of Charlotte Heights, as of record in Book 57, page 169, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 29 feet on the westerly side of 31st Avenue North and runs back between lines 145 feet with the northerly margin of an alley to an alley in the rear.

Being part of the same property conveyed to Eric Robertson and wife, Karen Robertson, by deed from Wilma Jean Cathey of record in Instrument No. 20001221-0125326, said Register's Office.

Being the same property conveyed to Michael John A. King, by deed from Eric Robertson and wife, Karen Robertson of record in Instrument No. 20021119-0143733.

Michael John A. King and Joey Sebina Marston having married on December 20, 2000 and said wife acquiring an interest in the property thereby.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: **405 31st Avenue North, Nashville, TN 37209**

IN WITNESS WHEREOF, I have hereunto set my hand to this Quit Claim Deed.

DATE: 2-8-10

Joey Sebina Marston
Joey Sebina Marston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, Joey Sebina Marston, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal , this 8th day of February, 2010.

Kelly Ann Callaghan
NOTARY PUBLIC

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIRMATION OF VALUE

I do hereby swear or affirm that the actual consideration for this transfer is $0.00 which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

DATE: 2-8-10

Joey Sebina Marston
Joey Sebina Marston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, Joey Sebina Marston, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Quit Claim Deed Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal , this 8th day of February, 2010.

Kelly Ann Callaghan
NOTARY PUBLIC

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

1-3-12