This Instrument Prepared By & Return To:
Four Star Title, LLC
541 N. Mt. Juliet Road, Suite 2201A
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100032189 DEEDQC
Recvd: 05/28/10 09:09 2 pgs
Fees:12.00 Taxes:0.00
20100528-0041211

QUITCLAIM DEED

NEW OWNER:
Timothy A. Prow
Shannon S. Prow
1562 Hudson Road
Madison, TN 37115

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
63-259.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Timothy A. Prow and/or Shannon S. Prow, Trustees of the Timothy A. Prow and Shannon S. Prow Revocable Living Trust dated February 11, 2004, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Timothy A. Prow and wife, Shannon S. Prow, hereinafter called the GRANTEE, all right, title and interest in the said property listed below:

All that certain land situate in the 9th (formerly 11th) Councilmanic District of Davidson County, State of Tennessee, to wit:

Tract Three of Dillard Hill Estates, not of record, according to a survey by Steven D. Delle, Dale & Associates, Inc., RLS #1710 dated May 31, 2001, Job No. 01028, and also being a portion of Lot 4 of the Final Plat, Dillard Property, of record in Instrument No. 20010807-0084707, Register's Office for Davidson County, Tennessee, described as follows:

Commencing at an iron rod situated in the southerly margin of Hudson road, said point being the NE corner of the William J. Dillard and wife, property of record in Book 5883, page 211, RODC, TN; thence along said road N 80°41'51"E, a distance of 51.23' to an iron rod; thence leaving said road S 21°53'11"E, a distance of 342.55' to an iron rod; thence S 49°07'17"E, a distance of 265.05' to an iron rod; thence S 21°39'26"E, a distance of 209.89' to an iron rod; thence S 08°09'50"E, a distance of 43.06' to the point of beginning of the herein described tract of land; thence N 81°50'10"E, a distance of 402.36' to an iron rod; thence S 25°21'33"E, a distance of 114.61' to an iron rod; thence S 25°55'02"E, a distance of 366.67' to an iron rod; thence S 81°50'10"W, a distance of 548.05' to an iron rod; thence N 08°09'50"W, a distance of 458.69' to the point of beginning.

Being the same property conveyed by Quit Claim Deed from Timothy A. Prow and Shannon S. Prow, husband and wife to Timothy A. Prow and/or Shannon S. Prow, husband and wife, as Trustees of the Timothy A. Prow and Shannon S. Prow Revocable Living Trust dated February 11, 2004 as recorded on the 21st day of April, 2004 in Instrument No. 20040421-0045245 and Warranty Deed from Margaret Marie Piercey Dillard, unmarried to Timothy A. Prow and wife, Shannon S. Prow as recorded on the 21st day of September, 2001 in Instrument No. 20010921-0102405, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1562 Hudson Road, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 27th day of May, 2010.

Timothy A. Prow, Trustee

Shannon S. Prow, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Timothy A. Prow and Shannon S. Prow, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Trustees of the Timothy A. Prow and Shannon S. Prow Revocable Living Trust Dated February 11, 2004, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Timothy A. Prow and Shannon S. Prow Revocable Living Trust Dated February 11, 2004.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of May, 2010.

NOTARY

MY COMMISSION EXPIRES: 11-4-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of May, 2010.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

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