This instrument prepared by:

Brian O. Bowban, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:
Carly D. Podawiltz
617 Nashua Lane
Nashville, TN 37209

Send tax bills to:
Same

Map-parcel numbers:
91-05-0-225

QUITCLAIM DEED

FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Circuit Court for Davidson County, Tennessee, in Case No. 10D791, and for the express purpose of creating a fee simple absolute title in my former Wife, Carly D. Podawiltz, (hereinafter called "GRANTEE"), I, MICHAEL S. PODAWILTZ, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Wife, Carly D. Podawiltz, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: to wit:

Land in Davidson County, Tennessee, being Lot 19, on the Plan Mosswood Heights, Section, 2, of record in Book 4175, Page 155, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carly D. Podawiltz and Michael S. Podawiltz, wife and husband, from Christopher M. Rose, unmarried, of record in Instrument Number 20070206-0015614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 617 Nashua Lane Nashville, TN 37209.

This legal description is the same as the previous deed of record.

AND NOW, THEREFORE, I, the said MICHAEL S. PODAWILTZ, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Carly D. Podawiltz, her heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

BILL GARRETT, Davidson County
Trans:T20100037209 DEEDQC
Recvd: 06/18/10 13:17 2 pgs
Fees:12.00 Taxes:0.00
20100618-0047662

Witness my hand this 15 day of March, 2010.

MICHAEL S. PODAWILTZ

The actual consideration of value, whichever is greater, for this transfer is $-0-.

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF TN]

Personally appeared before me, LaNetta Bowen, a Notary Public in and for said County and State, MICHAEL S. PODAWILTZ, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

LANETTA BOWEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Witness my hand and official seal at Collierville, Tennessee, this 15th day of March, 2010.

Notary Public My commission expires: Oct. 15, 2013

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF TN]

This transfer is in implementation of a property settlement agreement between divorcing parties.

MICHAEL S. PODAWILTZ

Subscribed and sworn to before me this 15th day of March, 2010.

Notary Public My commission expires: Oct. 15, 2013

LANETTA BOWEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY