BILL GARRETT, Davidson County
Trans:T20110019675 DEEDQC
Recvd: 04/04/11 16:01 2 pgs
Fees:12.00 Taxes:0.00
20110404-0025891

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

NEW OWNER:

Regina L. Perseghin
833 Beech Bend Drive
Nashville, TN 37221

AFFIANT

Subscribed and sworn to before me this the 1st day of April, 2011.

LAURA M. RUSSO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 10/22/2014

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

142-14-0-164.00

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Regina L. Perseghin, unmarried and Tina Murray, unmarried as Joint Tenants with the Rights of Survivorship (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Regina L. Perseghin, unmarried (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 672 on the Plan of Harpeth Woods, Section 3, of record in Book 5200, page 270, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regina L. Perseghin and Tina Murray, as Joint Tenants with the Rights of Survivorship from Joan E. Taylor, married by Warranty Deed dated February 27, 2004 and recorded March 05, 2004 in Instrument No. 20040305-0025320, Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 1st day of April, 2011.

GRANTOR:

Regina L. Perseghin

Tina Murray

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY, AND NO LEGAL ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Regina L. Perseghin with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 1st day of April, 2011.

ANN M. RUSSO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires:

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tina Murray with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 1st day of April, 2011.

ANN M. RUSSO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 10/22/2012

20111085M