BILL GARRETT, Davidson County
Trans:T20110046765 DEEDQC
Recvd: 08/02/11 08:38 2 pgs
Fees:12.00 Taxes:0.00
20110802-0059055

This Instrument Prepared By:
Rosemary E. Phillips, #10083
3050 Business Park Circle, #203
P.O. Box 590
Goodlettsville, TN 37070-0590
615-859-9111

QUITCLAIM DEED

Address New Owner	**Send Tax Bills to:**	**Map/Parcel #**
Karen S. Litterer	Suntrust Bank, Nashville, N.A.	Map 72-04
1811 McGavock Pike	P.O. Box 305110	Parcel 273
Nashville, TN. 37216	Nashville, TN. 37230-5110	

STATE OF TENNESSEE)
COUNTY OF Sumner)
The actual consideration or value, whichever is greater, for this transfer is
$ 0.00

Karen S. Litterer
Affiant, Karen S. Litterer

Subscribed and sworn to before me this the 2 day of August, 2011

Teresa Harper
Notary Public

TERESA HARPER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission expires 9-25-2013
(Affix seal)

FOR AND IN CONSIDERATION of the terms of the Final Decree of Divorce, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Thomas K. Baker, hereby conveys and quit claims unto Karen S. Litterer all his right, title and interest, in and to the following described real property to wit:

BEING A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 4 ob Block "E" on the plan of Country Club Estates, as shown on the plat of record in Plat Book 843, page 95, Register's Office for said County, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Karen S. Litterer and Thomas K. Baker, as tenants in common with the right of survivorship, from Gary Bernherd Verna and Wife, Debra F. Verna, by deed of record in Deed Book 10556, page 359, Register's Office for Davidson County, Tennessee.

This is improved property known as 1811 McGavock Pike, Nashville, Tennessee 37216

And now, I, the said **Thomas K. Baker**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my property interest unto **Karen S. Litterer**, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 1st day of August, 2011.

THOMAS K. BAKER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Thomas K. Baker, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 1 day of August, 2011.

NOTARY PUBLIC

LINDA B. COE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: MY COMMISSION EXPIRES 09/09/2014