# QUITCLAIM DEED

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2011

Notary Public

MY COMMISSION EXPIRES: 8-20-13
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY** + Return To:
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

11001458

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ashley Whitney and Joseph Conrad | Stearns Lending, Inc. | |
| (NAME) 823 Horner Avenue | (NAME) 4 Hutton Centre Drive, Suite 500 | 118 02 0 150.00 |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) Santa Ana, CA 92707 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Penelope T. Conrad** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY QUITCLAIM UNTO **Ashley A. Whitney and Joseph A. Conrad, wife and husband** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being all of Lot No. 54 on the plan of Map of Kirkwood Heights, The W.T. Berry Estate, Section No. 4 of record in Plat Book 1130, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being all of the same property conveyed to Ashley A: Whitney and spouse, Joseph Conrad and Penelope T. Conrad, a married person by Warranty Deed dated February 15, 2010 from Seth Jennings, of record in Instrument Number 20100319-0020840, Register's Office for Davidson County, Tennessee.**

**Upon oath, Penelope T. Conrad, warrants, covenants and certifies that the aforedescribed property is not her homestead as defined by Statute.**

BILL GARRETT, Davidson County
Trans:T20110068963 DEEDQC
Recvd: 11/02/11 15:38 1 pgs
Fees:12.00 Taxes:0.00
20111102-0085529

Improved Property known as: **823 Horner Avenue, Nashville, Tennessee 37204**

Witness our hands this 15th day of October, 2011.

Penelope T. Conrad
Penelope T. Conrad

STATE OF Kentucky
COUNTY OF Pendleton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penelope T. Conrad the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of October, 2011.

Commission expires: 3/16/2013

Notary Public

NOTARY PUBLIC STATE AT LARGE