THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:

L. KEENAN BINKLEY, ATTORNEY
The Law Office of L. Keenan Binkley
122 North Main Street
Ashland City, Tennessee 37015

BILL GARRETT, Davidson County
Trans: T20120024456 DEEDQC
Recvd: 04/04/12 10:49 2 pgs
Fees: 12.00 Taxes: 0.00
20120404-0028615

ADDRESS NEW OWNER:
GABRIEL ALEXANDER BRIGGS
4207 Belmont Park Terrace
Nashville, Tennessee 37215

SEND TAX BILLS:
New Owner

MAP-PARCEL:
MAP 131-03-0
PARCEL 183

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND ($20,000.00) DOLLARS, and other good and valuable consideration, the receipt of all of which is hereby expressly acknowledged, I, **Shawn Star Briggs,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Gabriel Alexander Briggs**, hereinafter called the Grantee, her heirs and assigns, all of my right title and interest in all that certain property situated in the County of DAVIDSON, and State of TENNESSEE, being described as follows:

BEING Lot No. 39 on the Plan of Neil Hunt Subdivision as of record in Plat Book 974, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jennifer B. MacMaster by deed dated March 15, 2002, from Sheila D. Timmons and Alejandro Amezcua of record in Instrument No. 20020318-0033666, Register's Office for Davidson County, Tennessee. The said Jennifer B. MacMaster has since married and is now known as Jennifer B. Holzen.

Jason C. Holzen joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Jennifer B. Holzen. Source of Title 20040715-0084919

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4207 Belmont Park Terrace, Nashville, Davidson County, Tennessee, 37215.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This instrument was prepared based solely upon information supplied by the Parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

IN WITNESS WHEREOF, Grantor has here unto set his hand this the 1st day of March, 2012.

Shawn Star Briggs

SHAWN STAR BRIGGS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shawn Star Briggs**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this the 1st day of March, 2012.

Merry Sherry

NOTARY PUBLIC

My Commission Expires:

SHERRY KAYE WOLFF
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 6, 2013

STATE OF TENNESSEE)

COUNTY OF CHEATHAM)

The actual monetary consideration or value, whichever is greater for this transfer, is TWENTY THOUSAND DOLLARS ($20,000.00). This piece of real property was also awarded to the Grantee, **Gabriel Alexander Briggs**, in conjunction with the Parties' divorce proceeding and a subsequent marital property award in the matter of *Briggs v. Briggs* (Davidson County, Tennessee, Fourth Circuit Court—Docket No. 11D327).

AFFIANT

Subscribed and sworn before me this the 14th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 1/24/2016

LISA SUPKO PARKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.