OWNER:
Kathy Startup
4728 Kalamath Drive
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:
Gloria Jean Evins, B.P.R. # 14836
Attorney at Law
207 S. College Street
Lebanon, TN 37087
(615) 444-1199

SEND TAX BILLS TO:

Kathy Startup
4728 Kalamath Drive
Old Hickory, TN 37138
Map-Parcel Numbers 64-12-51

BILL GARRETT, Davidson County
Trans:T20120093547 DEEDQC
Recvd: 12/06/12 15:23 3 pgs
Fees:17.00 Taxes:0.00
20121206-0112712

QUITCLAIM DEED

PURSUANT TO AND IN CONSIDERATION OF the terms of a Final Decree of Divorce entered in the General Sessions Court of Wilson County, Tennessee, in the case of Kathy Dawn Startup vs. Shawn Michael Startup, Case No. 2012-DV-69 **Shawn Michael Startup,** has this day bargained and sold, and by these presents does hereby transfer, convey, remise, release and forever quitclaim unto **Kathy Startup**, all of her heirs and assigns, all of his right, title and interest, marital or otherwise, in and to the following tracts or parcels of land, situated and lying in the Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Lot No 349 on the Plan of Sherwood Forrest Section 4 as of record in Plat Book 4460, Pages 182-183, Register's Office for said County to which reference is hereby made for more complete description of said lot.

BEING the same property conveyed to Kathy Startup by deed from Harold P. Conrad and Wife Carolyn S. Conrad dated July 31, 2003, of record in Instrument Number 20030804-0110326 Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Harold P. Conrad and Wife Carolyn S. Conrad by deed from Billy Jeffery Lee and wife, Toni Lynn Lee f/k/a Tonia Lynn Majnerich dated November 20, 2000, of record in Instrument Number 20001205-0119804, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY known as 4728 Kalamath Drive, Old Hickory Tennessee 37138.

This conveyance is subject to any and all existing restrictions and easements of record.

WITNESS MY SIGNATURE on this the 31 day of May, 2012.

SHAWN MICHAEL STARTUP

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLORIA JEAN EVINS, ATTORNEY AT LAW SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named **SHAWN MICHAEL STARTUP**, with whom I am personally acquainted, and who acknowledged to me that he/she executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 31st day of May, 2012.

Noreen Hubbeling
NOTARY PUBLIC
My Commission Expires: 11/07/12

NOREEN HUBBELING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

This transfer is exempt from transfer privilege taxes pursuant to T.C.A. §67-4-409(3)(E) as implementing a Marital Dissolution Agreement between the divorcing parties or a Final Decree of Divorce disbursing marital property entered by the court of jurisdiction.

Kathy Starkey
Affiant

SWORN TO AND SUBSCRIBED before me, this the 31st day of May, 2012.

Noreen Hubbeling
NOTARY PUBLIC
My Commission Expires: 11/07/12

NOREEN HUBBELING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY