BILL GARRETT, Davidson County
Trans:T20130011712 DEEDQC
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Fees:12.00 Taxes:0.00
20130211-0014093

THIS INSTRUMENT WAS PREPARED BY:

Robert J. Turner & Assoc., P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: SHANNON LYNAE PEARSON

Map and Parcel No.:75-8-145.00

TO: RONALD EDWARD PEARSON

Address New Owner(s) as follows:

Send Tax Bills To: Same

628 Dutchmans Dr.
Hermitage, TN 37076

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, RONALD EDWARD PEARSON, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled SHANNON LYNAE PEARSON v. RONALD EDWARD PEARSON, Fourth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Ronald Edward Pearson
RONALD EDWARD PEARSON

Sworn to and subscribed before me, this 7th day of March, 2012.

TREVOR CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

NOTARY PUBLIC

My Commission Expires: 5/6/13

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, SHANNON LYNAE PEARSON, does transfer, quitclaim and convey unto the said RONALD EDWARD PEARSON, her/his heirs, successors, and assigns, all of her/his rights, title and interest in and to 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. 198 an the Plan of Highlands of Tulip Grove, Section 1, of record in book 4675, page 26, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
> Being the same property conveyed to James E. Eads and wife, Carolyn A. Eads by deed from Chin Ho Chang and wife, Yong S. Chang of record in Book 7742, page 278, Register's Office, Davidson County, Tennessee.
> Being the same property conveyed to Ronald E. Pearson and wife, Shannon L. Pearson by deed from James E. Eads and wife, Carolyn A. Eads of instrument number 20030610-0079800.
> Subject to restrictions of record in Book 4793, page 157, said Register's Office.

This is improved property known as 628 Dutchmans Dr., Nashville, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RONALD EDWARD PEARSON, her/his heirs, successors, and assigns, forever.

Witness my hand this 7th day of March, 2012.

Shannon Pearson
SHANNON LYNAE PEARSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named SHANNON LYNAE PEARSON, the bargainor, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 2012.

TRENT CARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May

NOTARY PUBLIC

My Commission Expires: