# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130023259 DEEDQC
Recvd: 03/21/13 13:59 2 pgs
Fees:12.00 Taxes:0.00

20130321-0028156

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-12-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Donald W. Prosser | Donald W. Prosser | 08203003700 |
| (NAME) | (NAME) | |
| PO Box 330184 | PO Box 330184 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Sheri Prosser, a married woman**, hereinafter called the Grantor(s), has quitclaimed unto **Donald W. Prosser and Viola M. Prosser, Husband and Wife**, hereinafter called the Grantee(s), their heirs and/or assigns, 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. 57, on the Plan of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property, Northeast Nashville, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sheri Prosser by Deed from Stowe Shockey and Peter Shockey, Wife and Husband, dated 2/27/2013 and filed for record on 3/4/2013 in Instrument 20130304-0021335, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters as set forth per Plat Book 161, Page 53, said Register's Office.

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

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1114 Joseph Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 20th day of March, 2013.

Sheri Prosser

State of Tennessee
County of Wilson

Personally appeared before me Sheri Prosser, a married woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of March, 2013.

Notary Public ~~Dana Loggins Md~~ LISSA GROOM
My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**