QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Cari Tiesl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-STM-13-6340

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer L. Brennen	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	
6340 Sweetgum Ln.	**901 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Richmond, VA 23224**	**155-08-0B-022.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER LYNN SMOLA, UNMARRIED** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JENNIFER L. BRENNEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF SOUTH COLONY AT RIVERBEND, PHASE ONE, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 6900, PAGE 271, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND JOSEPH SMOLA AND WIFE, JENNIFER LYNN SMOLA BY DEED FROM MARGARET S. SLEMP F/K/A MARGARET S. CASE OF RECORD AT INSTRUMENT NO. 20050809-0094180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 28, 2005 AND RECORDED ON AUGUST 9, 2005. AND BEING THE SAME PROPERTY CONVEYED TO JENNIFER LYNN SMOLA BY DEED FROM RAYMOND JOSEPH SMOLA OF RECORD AT INSTRUMENT NO. 20091223-0116787, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 16, 2009 AND RECORDED ON DECEMBER 23, 2009.

BILL GARRETT, Davidson County
Trans:T20130025040 DEEDQC
Recvd: 03/28/13 08:10 2 pgs
Fees:12.00 Taxes:0.00
20130328-0030305

This is
( ) unimproved
(X) improved

property known as **6340 Sweetgum Ln. Nashville, Tennessee 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 19th day of March, **2013.**

Jennifer Lynn Smola
Jennifer Lynn Smola, now known as Jennifer L. Brennen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Lynn Smola, now known as Jennifer L. Brennen**, the within named bargainor, 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, this the 19th day of March, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212