Davidson County	DEEDQC
Recvd: 04/08/13 10:01	4 pgs
Fees:22.00 Taxes:0.00	
20130408-0034261	

This instrument prepared by:
Roger Reid Street, Jr., Attorney
339 Main Street
Franklin, Tennessee 37064

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. No tax advice was given by the preparer of this instrument. The parties are advised to seek tax advice before recording this instrument. The parties have specifically waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Kent Wesley McMackin **4308 Barnes Cove Drive** **Nashville, Tennessee 37211**	**Same**	**173-09-A-711-CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged and pursuant to and in satisfaction of a certain Final Decree of Divorce entered in the Chancery Court of Williamson County, Tennessee, in the cause of Kent Wesley McMackin vs. Jody Ann Ambrosia McMackin, Number 41768 (Minute Book 420, Page 298), and pursuant to Tennessee Code Annotated 36-4-121, I, **Jody Ann Ambrosia McMackin, being one and the same as Jody McMackin,** by these presents do hereby remise, release, quitclaim and convey unto **Kent Wesley**

McMackin, his heirs and assigns, all of my right, title and interest, marital or otherwise, in and to the following described land located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 584 of Section Two, Phase Eight, Lenox Village, as shown on Plat of record as Instrument No. 20070413-0044640 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Kent Wesley McMackin and Jody McMackin, husband and wife, by Warranty Deed from Regent Homes, LLC, of record as Instrument No. 20081230-0123506 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4308 Barnes Cove Drive, Nashville, Tennessee 37211.

This conveyance is subject to any and all restrictions, limitations and encumbrances as may affect the property.

WITNESS my hand this 18th day of March, 2013.

Jody Ann Ambrosia McMackin
JODY ANN AMBROSIA McMACKIN

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public for said State and County, **Jody Ann Ambrosia McMackin,** the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand this 18th day of March, 2013, in Orlando, Orange County, Florida.

Wanda L. Huntley
NOTARY PUBLIC

My Commission Expires: 3-2-15

WANDA L HUNTLEY
MY COMMISSION # EE069699
EXPIRES March 02, 2015
(407) 398-0153 FloridaNotaryService.com

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Transfer tax on this transfer is exempt under the provisions of 67-4-409, et seq., of the Tennessee Code Annotated.

AFFIANT

Sworn to and subscribed before me this 26th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 9-15-14

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

