**NAME & ADDRESS OF NEW OWNER:**
**LARA ELAINE PALMER**
**3506 Pleasant Valley Road**
**Nashville, Tennessee 37204**

**SEND TAX BILLS TO:**
**LARA ELAINE PALMER**
**3506 Pleasant Valley Road**
**Nashville, Tennessee 37204**

**MAP 118-10 PARCEL 187**

**THIS INSTRUMENT PREPARED BY:**
**Abby R. Rubenfeld**
**RUBENFELD LAW OFFICE, PC**
**2409 Hillsboro Road, Suite 200**
**Nashville, Tennessee 37212**

BILL GARRETT, Davidson County
Trans:T20130035578 DEEDQC
Recvd: 04/30/13 14:03 2 pgs
Fees:12.00 Taxes:0.00
20130430-0043081

## QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 16th day of April, 2013, by and between **CHRISTY L. WELBORN**, party of the first part of Davidson County, Tennessee, and **LARA ELAINE PALMER (f/k/a LARA P. WELBORN)**, party of the second part of Davidson County, Tennessee;

**WITNESSETH:**

FOR AND IN CONSIDERATION of the mutual obligations included in an Final Decree of Divorce, and pursuant to the terms of the division of marital property Ordered by that Court in the matter of Welborn v. Welborn, Davidson County Fourth Circuit Court, No.11D-2981, the party of the first part gives, transfers, assigns, conveys, and quitclaims unto the party of the second part, all of his right, title and interest in and to the tract or parcel of real estate more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Longview Manor, Sections One & Two, of record in Book 1424, Page 127, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description thereof.
>
> Being the same property conveyed to Lara E. Palmer, unmarried [married name became Lara P. Welborn], by warranty deed from Matthew D. Josephson and Wife, Karen J. Luedtke Josephson, of record in Book 11482, Page 238, Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
>
> This is improved property, known as 3506 Pleasant Valley Road, Nashville, TN 37204.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set his signature the day and date first above written.

CHRISTY L. WELBORN

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within named **CHRISTY L. WELBORN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 16 day of April, 2013.

CYNTHIA J. BOHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

**NOTARY PUBLIC**

My commission expires: _____

This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E), and therefore, no transfer tax is due and payable for the recordation of this instrument.

**AFFIANT**

Subscribed and sworn to before me this 19th day of April, 2013.

**NOTARY PUBLIC**

My commission expires: 11/05/14

BARBARA N. DEERE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.