Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland way, Suite 210
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130039218 DEEDQC
Recvd: 05/10/13 09:38 2 pgs
Fees:12.00 Taxes:0.00
20130510-0047401

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 2nd day of May, 2013.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennifer Baltran	new owner	086-00-0-298.00
717 Old Lebanon Dirt Road		
Hermitage, TN 37076		

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Anita L. Davis, unmarried and Margaret I. Chitwood, now Watkins, married**, hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Jennifer Beltran and husband, Luis Beltran**, hereinafter the Grantee, all of their right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Revision to Martin Withers Subdivision, of record in Book 6200, Page 956, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anita L. Davis and Margaret I. Chitwood, as Joint Tenants with Right of Survivorship, by Quitclaim Deed from Anita L. Davis, a married woman, and Margaret I. Chitwood, a married woman, dated November 12, 2010, recorded November 18, 2010, of record in Instrument No. 20101118-0092228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Margaret L. Chitwood Watkins, nor her spouse or any dependent.

This property is improved property known as 717 Old Lebanon Dirt Road, Hermitage, TN 37076

PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OR THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 2nd day of May, 2013.

Anita L. Davis

Anita L. Davis

Margaret I. Chitwood-Watkins

Margaret I. Chitwood Watkins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anita L. Davis and Margaret I. Chitwood Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of May, 2013.

Notary Public
State of Tennessee at Large

JAMIE L. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires 10.19.13