THIS INSTRUMENT WAS PREPARED BY:
KARLA C. MILLER & ASSOCIATES, PLLC
RACHEL D. SHARP, ESQ
631 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
FROM INFORMATION FURNISHED BY THE PARTIES

BILL GARRETT, Davidson County
Trans:T20130042339 DEEDQC
Recvd: 05/21/13 12:32 2 pgs
Fees:12.00 Taxes:0.00
20130521-0051211

STATE OF ~~TENNESSEE~~ Kentucky)
COUNTY OF ~~Davidson~~ Union

The actual consideration for this transfer is *Zero.*

Donna Bolden
Affiant

Subscribed and sworn to before me on this 14 day of May 2013.

NOTARY PUBLIC
My commission expires: 8-1-2015

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Donna J. Bolden	Same	Map 173-15-0-A
76 Phillips Road		Parcel 053.00 CO
Uniontown, KY 42461		

QUITCLAIM DEED

WHEREAS, Michael Donald Bolden, ("Grantor") and Donna J. Bolden (a/k/a Donna J. Hutson) ("Grantee") are married and are currently going through a divorce; and

WHEREAS, this is a transfer of property by married persons and is not subject to taxation; and

WHEREAS, Grantor has agreed to quitclaim all of his right, title and interest in and to the tract of land hereinbelow;

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid for and in consideration of Davidson County Third Circuit Court No. 11D-2018, Michael Donald Bolden, the Grantor, does hereby convey, remise, release and forever quitclaim unto Donna J. Bolden (a/k/a Donna J. Hutson), the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee which he may have by virtue of marriage or otherwise. The tract of land is more described more particularly as follows:

Being Lot No. 53 on the Final Plat of Mill Run Subdivision, Phase 1 of record in Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donna J. Hutson by Warranty Deed of record at Instrument Number 20001003-0098023, Register's Office for Davidson County, Tennessee. Donna J. Bolden and Donna J. Hutson are one and the same person.

This conveyance is made subject to:

All matters of record in Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Restrictions contained in instrument of record in Book 11675, page 472, and in Instrument No. 200002150015152, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 3933, page 359, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10448, page 188, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Instrument No. 200002170016180, Register's Office for Davidson County, Tennessee.

Subject to all existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or rights of way for public utilities.

Said property is improved property commonly referred to as 1248 Bending Creek Drive, Antioch, TN 37013.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KARLA C. MILLER & ASSOCIATES, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of APRIL, 2013.

Michael Donald Bolden

MICHAEL DONALD BOLDEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

MICHAEL DONALD BOLDEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of April, 2013.

Joellyn A. Kott

Notary Public

JOELLYN A. KOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 3/8/2016