This Instrument Prepared By and Return To:

Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
120754

BILL GARRETT, Davidson County
Trans: T20130045450 DEEDQC
Recvd: 05/31/13 11:59 2 pgs
Fees: 12.00 Taxes: 0.00
20130531-0055102

QUITCLAIM DEED

NEW OWNER:
Julie A. Canada
3618 Baxter Ave.
Nashville, TN 37216

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
072-02-0-107.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged Julie A. Canada an unmarried individual and Thomas K. George, an unmarried man, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Julie A. Canada hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of E.B.Craig's Subdivision of the Crownover Property of record in Book 894, Page 640 and 641 , Register's Office for said County, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Julie A. Canada, an unmarried woman and Thomas K. George, an unmarried man by Quitclaim Deed from Julie A. Canada, an unmarried woman recorded on October 1, 2004 in Instrument No. 20041001-0118556; said property being previously conveyed to Julie A. Canada by Warranty Deed from LTF Investments LLC, recorded on October 1, 2004 in Instrument No. 20041001-0118553, Register's Office of Davidson County, Tennessee.

This is improved property located at 3618 Baxter Avenue, Nashville, TN 37216

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 1 day of May, 2013.

Julie A. Canada

Thomas K. George

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Julie A. Canada and Thomas K. George, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 1st day of May, 2013.

NOTARY

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 1st day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
3-7-16