BILL GARRETT, Davidson County
Trans:T20130050904 DEEDQC
Recvd: 06/17/13 15:40 3 pgs
Fees:17.00 Taxes:0.00
20130617-0061821

QUITCLAIM DEED

FROM: James D. Landers

TO: Jennifer Erin Landers

This Instrument was Prepared by:
Cathy Carpenter Speers
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
804 Glenavon Court Nashville, TN 37220	Same	131-02-0-H, Parcel 213co

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **James Daniel Landers, Jr. v. Jennifer Erin Douglas Landers, Civil Action No. 12D-2162, Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Jennifer Erin Landers
Jennifer Erin Landers, Affiant

Sworn to and subscribed before me, this the ____ day of June

Notary Public

My Commission Expires:_____

Cathy Carpenter Speers
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
January 6, 2015

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **James Daniel Landers, Jr. v. Jennifer Erin Douglas Landers, Civil Action No. 12D-2162, Circuit Court for Davidson County, Tennessee.** Accordingly, **James Daniel Landers, Jr.** does hereby quitclaim unto the said **Jennifer Erin Douglas Landers**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 213 of the Hillsboro Quarters II Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters II Condominiums, as set out on Exhibit "A" to the Third Amendment to the Master Deed, of record in Instrument No. 20050425-0045365, said Register's Office, for a more complete identification and description of such Unit.
>
> BEING the same property conveyed to Jennifer Erin Douglas and James D. Landers, Jr., wife and husband by Quitclaim Deed from Jennifer Erin Douglas Landers of record in Instrument No. 20060406-0039561, Register's Office for Davidson County, Tennessee.

Witness my hand this 29 day of May, 2013.

James D. Landers, Jr.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, R L G Davis, a Notary Public of said County and State, **James D. Landers, Jr.**, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of May, 2013.

R. L. G. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: October 18, 2016