RECORDING INFORMATION

BILL GARRETT, Davidson County
Trans:T20130064486 DEEDQC
Recvd: 07/29/13 11:56 3 pgs
Fees:17.00 Taxes:0.00
20130729-0078500

♦♦ TENNESSEE QUIT CLAIM DEED ♦♦

THIS INDENTURE, Made this 12th day of July, 2013, between, **Ashley Ramsey f/k/a Ashley Bigelow,** of Davidson County, in the State of Tennessee, party of the first part, and **Ashley Ramsey and husband, Gabriel Ramsey,** of Davidson County, in the State of Tennessee, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, to her in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, does hereby QUIT CLAIM all of her right, title, and interest unto the said parties of the second part in the following described premises, to wit:

Land in Davidson County, Tennessee being Lot 4 on the plan of Brookview Subdivision, Phase 1, of record in Instrument Number 200502090015100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ashley Bigelow by Warranty Deed from CTX Mortgage Company, LLC, dated March 20, 2008, and recorded as Instrument Number 200803260030234 in the Register's Office for Davidson County, Tennessee.

The Grantor herein, Ashley Ramsey, hereby acknowledges and avers that she is one and the same person as Ashley Bigelow in Warranty Deed of record as Instrument Number 200803260030234 in the Register's Office for Davidson County, Tennessee.

Records in the Office of the Property Assessor for Davidson County, Tennessee, identify the above described property as follows: Tax Parcel: 059 040A 044.00

Second Parties shall be responsible for all property taxes beginning January 1, 2013, and thereafter.

This Instrument was prepared without an examination of title unless provided by separate document, in which case such title opinion, if any, may only be relied upon by the person or persons to whom it is addressed, and is not to be relied

upon by any other person or persons for any reasons or purposes whatsoever, and the preparer of this instrument otherwise makes no representations of any kind to any persons as to the status or quality of the title, or as to any restrictions, zoning, or fitness for any particular use, or the accuracy of the description, or of the amount of acreage or square footage, or of the compliance with any applicable Planning Commission regulations or requirements, subdivision restrictions, covenants and conditions, or of the legal disability or competency of any party to this instrument, or as to any other matters. The preparer of this instrument has provided no legal advice or counseling to any party to this transaction concerning any federal or state tax consequences of this transaction, and any affected party hereto is advised to seek the advice of a competent tax attorney or a certified public accountant with respect thereto prior to closing. The preparer of this instrument has not acted as Settlement Agent or Closing Agent with respect to this transaction unless same is documented by all customary Settlement Documents and Closing Statements, or as may be required in conformity with law, as applicable, and signed and fully executed by all necessary parties to such transaction.

and all the estate, right, title, and interest of the party of the First part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein.

IN WITNESS WHEREOF the said party of the first part has executed this instrument the day and year first above written.

A Ramsey

Ashley Ramsey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for the aforesaid State and County, **Ashley Ramsey**, with whom I am personally acquainted, or 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 office this 24th day of July, 2013.

Jacqueline G Brown

NOTARY PUBLIC

My commission expires: 1-6-15

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

[redacted]

AFFIANT

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this the 12th day of July, 2013.

NOTARY PUBLIC

My commission expires: 1-6-15

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

PROPERTY OWNER AND RESPONSIBLE TAXPAYER:

Ashley Ramsey and husband, Gabriel Ramsey

Address: 537 Ewing Drive
Nashville TN 37207

SPRINGDALE TITLE, L.L.C.
11503 SPRINGFIELD PIKE, SUITE 100
CINCINNATI, OH 45246

AFTER RECORDING PLEASE RETURN TO:
SPRINGDALE TITLE, L.L.C.
11503 SPRINGFIELD PIKE, SUITE 100
CINCINNATI, OH 45246

deeds/qc/ramsey.ashley.gabriel/cb

This Instrument was prepared by Joseph G. Coker, Attorney at Law, Post Office Box 134, 160 Valley Street, Jacksboro, Tennessee 37757.