THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared By ~~and Returned To:~~
Foundation Title and Escrow, LLC
9175 Carothers Parkway, Suite 110
Franklin, TN 37067

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

QUITCLAIM DEED

ADDRESS NEW OWNER:
Shantophia Seymour-Fowlkes, et al.
2216 Milan Court
Madison, TN 37115

SEND TAX BILLS TO:
SAME

MAP & PARCEL:
043 14 0B 014.00 CO

I, **SHANTOPHIA SEYMOUR-FOWLKES,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **SHANTOPHIA SEYMOUR-FOWLKES AND REGINA SIMMS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, TN, being Lot No. 14, Lanier Park, Phase One, as shown on plat of record in Instrument No. 20021022-0129511, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Shantophia Seymour-Fowlkes by deed from Melissa Mora Distefano, married, of record in Instrument No. 20131003-0103980 Register's Office for Davidson County, Tennessee.
+and husband, Peter Minasola

This is improved property known as 2216 Milan Court, Madison, TN 37115.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25 day of September, 2013.

SHANTOPHIA SEYMOUR-FOWLKES

BILL GARRETT, Davidson County
Trans:T20130091456 DEEDQC
Recvd: 10/24/13 14:43 2 pgs
Fees:12.00 Taxes:0.00
20131024-0111008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, of said state and county, SHANTOPHIA SEYMOUR-FOWLKES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 25th day of September 2013.

Beverly Parham
Notary Public

My Commission Expires: 11-19-14

BEVERLY PARHAM STATE OF TENNESSEE NOTARY PUBLIC WEAKLEY CO. TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this the 25th day of September 2013.

Beverly Parham
Notary Public

My Commission Expires: 11-19-14

BEVERLY PARHAM STATE OF TENNESSEE NOTARY PUBLIC WEAKLEY CO. TN.