BILL GARRETT, Davidson County
Trans:T20140005738 DEEDQC
Recvd: 01/24/14 15:11 2 pgs
Fees:12.00 Taxes:0.00
20140124-0006971

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Coreen Newcomb
AFFIANT:

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2014.

Valerie L. Kane
NOTARY PUBLIC:

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL:
Rose Tambatson 2905 Delta Queen Drive Nashville, TN 37214	NEW OWNER	062-02-A-90.00 CO

QUITCLAIM DEED

For and in consideration of the sum of Ten and no/100 dollars ($10.00), and good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, I, **AUGUSTIN JOLIVET TAMBATSON A/K/A AUGUSTIN J. KENFACK, AN UNMARRIED MAN** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **ROSE TAMBATSON A/K/A ROSE NGO TAMBATSON AND ROSE KENFACK, AN UNMARRIED WOMAN,** (hereinafter referred to as "**GRANTEES**") her heirs and assigns, in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 90 on the Plan of River Trace Estates, Phase I, Section II, a Planned Unit Development, of record in Book 6900, pages 158 & 159, amended in Book 9512, page 564, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Augustin J. Kenfack and wife, Rose Kenfack, by Warranty Deed from Sean Nelson and wife, Carla Nelson, dated August 29, 2003, of record in Instrument No. 20030904-0128403, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 2905 Delta Queen Drive, Nashville, TN 37214.

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.

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

IN WITNESS WHEREOF, this document was executed this 10th day of January, 2014.

AUGUSTIN JOLIVET TAMBATSON

Augustin Jolivet Tambatson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Augustin Jolivet Tambatson** , the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 2014

Notary Public

My Commission Expires: Oct. 18, 2016

MEGAN ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON