THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20140029986 DEEDQC
Recvd: 05/01/14 14:44 1 pgs
Fees:12.00 Taxes:0.00
20140501-0036948

MAP/PARCEL: 051100B
0511-00-B-073.00CO

NEW OWNER'S ADDRESS
Florenta Joita
217 Ellington Place
Madison, TN 37115

SEND TAX BILLS TO:
PrimeLending
17330 Preston Road, Suite 16013
Dallas, TX 75252

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a Marital Dissolution Agreement and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Chancery Court for Wilson County, Tennessee, in Case No. 2014CV59, I, Karoly Buzogany, Grantor, by these presents do hereby quitclaim and convey unto Florenta Joita, Grantee, her successors and assigns all of my interest, marital or otherwise, in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 217 in a Horizontal Property Regime which is located in the Plan of Ellington Place Condominiums, a unit plat of which is shown on Exhibit "C" on the Master Deed of record in Book 6984, Page 84, Register's Office of said county, to which reference is here made for a more particular description and being part of the land shown on the subdivision plat of Ellington Place Condominiums of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Florenta Joita by Cash Deed for Tennessee from Secretary of Housing and Urban Development, Washington, D.C. of record in Instrument No. 20140501-0036946, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 30th day of April, 2014.

Karoly Buzogany
Karoly Buzogany

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karoly Buzogany, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2014.

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

The actual consideration or value whichever is greater, for this transfer is $0.

Karoly Buzogany
Affiant

Sworn and subscribed before me, this the 30th day of April, 2014.

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen B Heavener
Notary Public

My Commission Expires: 11/3/15