This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

Davidson County DEEDQC
Recvd: 06/04/14 11:31 3 pgs
Fees:17.00 Taxes:0.00
20140604-0048340

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Karla Jan Lee **128 Vandiver Drive** **Madison, TN 37115**	**Same**	**Map 043-12-0** **Parcel 055.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Danny J. Howard, a single person** do hereby quitclaim and by these presents do transfer and convey title and interest unto **Karla Jan Lee, a single person (f/k/a Karla L. Howard)** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

BEING a parcel of land situated in the Second Civil District of Davidson County, Tennessee, and being a part of the east part of Lot No. 9 of Vandiver Subdivision (not of record) and being more particularly described as follows according to a survey prepared by R. L. Montoya Land Surveying, inc. and further described as follows:

BEGINNING at an iron pin in the northeasterly margin of Vandiver Drive and being the most southwesterly corner for this parcel and the most southeasterly corner of the Vernia E. Freeman property as evidenced in Deed Book 4327, page 109, Register's Office for Davidson County, Tennessee; thence running with the common line of the Freeman property and this herein described parcel North 53 deg. 20' 48" East and passing a witness rod set at 100.00 feet for a total distance of 171.40 feet to a point in the southwesterly boundary of the Dept. of the U.S. Army Corps. Of Engineers property (Cumberland River); thence running with said boundary line South 45 deg. 06' 27" East 50.55 feet to a point; thence leaving said boundary South 53 deg. 20' 00" West and passing a witness rod set at 77.90 feet for a total distance of 185.6 feet to an iron rod in the northeasterly margin of Vandiver Drive; thence running with the northeasterly margin of said Drive, North 37 deg. 02' 00" West 50 feet to the point of beginning, containing.02 acres, more or less.

Being the same property conveyed to Danny J. Howard and Karla L. Howard by Warranty Deed from Vanda Martin, a married woman and Tera Todd, a single woman, filed for record on August 29, 2012 in Instrument No. 20120829-0077938, Register's Office for Davidson County, Tennessee.

Karla L. Howard now goes by the name of Karla Jan Lee

This is improved property known as: 128 Vandiver Drive, Madison, TN 37115 .

THIS INSTRUMENT WAS PREPARED BASED ON THE PRIOR WARRANTY DEED AND INFORMATION PROVIDED BY THE CLIENT, NO EXAMINATION OF TITLE HAS BEEN MADE.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of June, 2014

Danny J. Howard

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name, **Danny J. Howard**, the bargainor, 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 this the 4th **day of June, 2014.**

My Commission Expires: _____ **NOTARY PUBLIC**

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

_____
(Affiant)

Subscribed and sworn to before me, this 4th **day of June, 2014.**

_____
NOTARY PUBLIC

My Commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Certificate of Authenticity

I, Melody M Jenkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Melody M Jenkins
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Angela K Robertson, a notary public for this county and state, Melody M Jenkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela K. Robertson
Notary's Signature

My Commission Expires: 5-2-16.

Notary's Seal (If on paper)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County