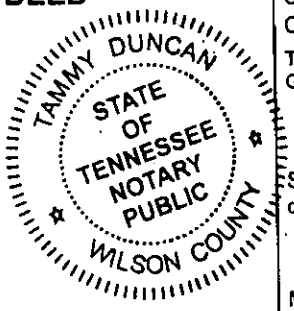
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of JUNE, 2014

Notary Public

MY COMMISSION EXPIRES: 4/20/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Jean Oeser	SAME AS NEW OWNER	064080A12400CO
(NAME)	(NAME)	
1700 Echo Springs		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Mark Kevin Oeser, married**, hereinafter called the Grantor(s), has quitclaimed unto **Elizabeth Jean Oeser, unmarried**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Lot No. 86 on the plan of Section Three, Merritt Downs of record in Instrument 200406290076758, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elizabeth Jean Oeser, a married woman by Warranty Deed dated 06/27/2005 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 200507050076505, Register's Office for Davidson County, Tennessee. The said Elizabeth Jean Oeser and Mark Kevin Oeser having since divorced, as evidenced in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 05D-2034. Said property was never the marital residence of the Grantor or Grantee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1700 Echo Springs, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140047660 DEEDQC
Recvd: 07/03/14 11:25 2 pgs
Fees:12.00 Taxes:0.00

20140703-0058825

File No.: 01291-11309
SMG TN QuitClaim Deed

Witness my hand this 26th day of June, 2014.

Mark Kevin Oeser

Mark Kevin Oeser

State of Tennessee
County of Wilson

Personally appeared before me Mark Kevin Oeser, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122