BILL GARRETT, Davidson County
Trans:T20140069955 DEEDQC
Recvd: 09/18/14 12:28 3 pgs
Fees:17.00 Taxes:0.00
20140918-0085744

This Form furnished by: **HELEN SFIKAS ROGERS, ATTORNEY**

**FROM:**
**V. KEITH SARGENT**

**TO:**
**FRANCINE O. SARGENT**

# QUITCLAIM DEED

| New Owner & Address | Taxable Party | Map-Parcel Numbers |
|---|---|---|
| Francine O. Sargent<br>1026 Hunts Lane<br>Hendersonville, TN 37075 | SAME | 104-8/288/22W-15985 |

**STATE OF TENNESSEE }**

**COUNTY OF DAVIDSON }**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Chancery Court for Sumner County, Tennessee, Docket No. 13D-1164.**

Francine O Sargent
**FRANCINE O. SARGENT**

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF September, 2014.

JoAnn Michael
**NOTARY PUBLIC**

MY COMMISSION EXPIRES: 9/22/2014

(AFFIX SEAL)

JOANN MICHAEL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**This Instrument Prepared By:**

**HELEN SFIKAS ROGERS, ATTORNEY**
**2205 State Street**
**Nashville, TN 37203**
**(615) 320-0600**

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Warranty Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made, and the firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

I, V. Keith Sargent, do hereby Quitclaim to Francine O. Sargent, any and all my marital interest, if any, in said real property as described below:

**LEGAL DESCRIPTION:**

LAND in Davidson County, Tennessee, being the northwesterly part of Lot. No. 42 on the plan of O.B. Hayes Large Lots, called "Rokeby", of record in Book 21, page 87, Register's Office for said County.

SAID part of Lot No. 42 fronts 55.00 feet on the easterly margin of 17th Avenue South, formerly Addison Street, and extends back between parallel lines, with the southerly margin of Horton Street, formerly Weston Avenue, 157.25 feet, more or less, to an alley in the rear.

BEING the same property conveyed to Robert C. Rogers and wife, Carol T. Rogers, by deed from James C. McCanless, Jr. and wife, Nancy G. McCanless, of record in Book 5510, page 318, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Francine O. Prentiss, by deed from Robert C. Rogers and wife, Carol T. Rogers, of record in Book 5956, Page 846, Register's Office for Davidson County, Tennessee.
Francine O. Prentiss is A.K.A. Francine O. Sargent

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Sumner County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Chancery Court for Sumner County, Tennessee, Docket No. 13D-1164.

This property is known as 1400 17th Avenue South, Nashville, Tennessee 37212.

**IN WITNESS WHEREOF** I have hereunto set my hand on this the 8 day of Sept, 2014.

V. Keith Sargent

**V. KEITH SARGENT**

**STATE OF TENNESSEE }**

**COUNTY OF** Davidson **}**

Personally appeared before me, Siew-Ling Shea, a Notary Public in and for said County and State, the within named, V. Keith Sargent, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Gallatin, Tennessee, Sumner County, on this the 8th day of September, 2014.

Siew-Ling Shea

**NOTARY PUBLIC**

SIEW-LING SHEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2017

My Commission Expires: _____.

**DATE**