THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

BILL GARRETT, Davidson County
Trans:T20140084743 DEEDQC
Recvd: 11/10/14 10:21 2 pgs
Fees:12.00 Taxes:0.00
20141110-0103489

ADDRESS NEW OWNER: **Kimberly McNitt**
7505 Dove Valley Drive
Nashville, TN 37221

Send Tax Bills to: **Freedom Mortgage** (LoanCare) 907 Pleasant Valley Ave Ste 3 Mt. Laurel, N.J. 08054

MAP AND PARCEL: **141-6-A-4CO**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of KIMBERLY POPLIN McNITT V. WILLIAM LYNN McNITT, Docket No. 13D-1551, in the Third Circuit Court of Davidson County, the receipt of which is hereby acknowledged, William McNitt, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Kimberly McNitt, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Poplar Ridge, Section I, revised, as of record in Box 7900, page 206. Corrected in Book 8292, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This the same description as in the previous deed of record

Being the same property conveyed to Kimberly McNitt and William McNitt, wife and husband, by Warranty Deed dated June 29, 2004, from Michael Blanchard Jr. and Tricia Ann Blanchard, husband and wife, and filed of record in Instrument No. 20040701-0078294, Register's Office for Davidson county, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 7505 Dove Valley Drive, Nashville, TN 37221.

IN TESTIMONY WHEREOF I have executed this instrument this the 10th day of April, 2014.

William McNitt
WILLIAM McNITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named WILLAIM McNITT, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

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

Janice Stanley Walden
NOTARY PUBLIC

My Commission Expires on January 9, 2012.

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce.

JANICE STANLEY WALDEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY