BILL GARRETT, Davidson County
Trans:T20140092083 DEEDQC
Recvd: 12/09/14 14:09 3 pgs
Fees:17.00 Taxes:0.00
20141209-0112793

This instrument prepared by:
The Law Office of Ryan Trammel, PLLC
P.O. Box 683
Lebanon, TN 37088-0683

STATE OF TENNESSEE
COUNTY OF Davidson

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Beneta Burroughs Skaggs
Affiant

Sworn to and subscribed before me this 20th day of November, 2014.

Notary Public
My commission expires: 1-8-2017

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF RYAN TRAMMEL, PLLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX-RELATED COUNSEL.

Address of New Owner:	Send Tax Bills to:	Tax Information
Beneta B. Skaggs 529 Rivercrest Cove Nashville, TN 37214	New Owner	085140A010.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Michael Gene Skaggs**, hereby quitclaims and conveys unto **Beneta B. Skaggs**, all of his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of River Crest, of record in Plat Book 9700, Page 465 and 466, Reigster's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Gene Skaggs and wife, Beneta Burroughs Skaggs, by deed from Frank Batson Homes, Inc. recorded in Book 10962, Page 435, said Register's Office. Beneta Burroughs Skaggs and Beneta B. Skaggs is one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 14th day of November, 2014.

Michael G. Skaggs
Michael Gene Skaggs

November 14, 2014

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Gene Skaggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 14th day of November, 2014.

Notary Public
State of Tennessee at Large

My Commission expires:
03/08/16

The parties to this Quitclaim Deed acknowledge that this Quitclaim Deed is being executed pursuant to a Divorce Action pending in the Fourth Circuit Court for Davidson County, Tennessee, and that no consideration is being received or paid in connection with this transfer.

Michael G. Skaggs
MICHAEL G. SKAGGS

STATE OF TENNESSSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of November, 2014.

Kathy A. Culligan
Notary Public

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7/6/15

Beneta B Skaggs
BENETA B. SKAGGS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of November, 2014.

Kathy A. Culligan
Notary Public

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7/6/15