THIS INSTRUMENT WAS PREPARED BY:
KARLA C. MILLER & ASSOCIATES, PLLC
RACHEL D. SHARP, ESQ
631 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
FROM INFORMATION FURNISHED BY THE PARTIES

BILL GARRETT, Davidson County
Trans:T20140097461 DEEDQC
Recvd: 12/31/14 10:33 2 pgs
Fees:12.00 Taxes:0.00
20141231-0119136

AIDA WOODROOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Aug. 17, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is
Zero

Affiant

Subscribed and sworn to before me on this
17th day of December, 2014.

NOTARY PUBLIC
My commission expires: 08-17-2015

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Sara Elizabeth Deems 1058 Horseshoe Drive Nashville, TN 37216	Same	061-14-D 077.00

QUITCLAIM DEED

WHEREAS, BRENT MATTHEW DEEMS, ("Grantor") and SARA ELIZABETH DEEMS ("Grantee") were married and recently obtained a divorce; and

WHEREAS, this is a transfer of property by married persons and is not subject to taxation; and

WHEREAS, Grantor has agreed to quitclaim all of his right, title and interest in and to the tract of land hereinbelow;

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid for and in consideration of Davidson County Third Circuit Court No. 14D-1069, Brent Matthew Deems, the Grantor, does hereby convey, remise, release and forever quitclaim unto Sara Elizabeth Deems, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee which he may have by virtue of marriage or otherwise. The tract of land is more described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Locust Grove Estates, of record in Book 1424, Page 11, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sara E. Deems and Brent M. Deems, wife and husband, by Warranty Deed found at Instrument Number 20121002-0089998, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1058 Horseshoe Drive, Nashville, TN 37216.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KARLA C. MILLER & ASSOCIATES, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17 day of December, 2014.

BRENT MATTHEW DEEMS

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

BRENT MATTHEW DEEMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2014.

Notary Public

My commission expires: 08-17-2015

AIDA WOODROOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Aug. 17, 2015