BILL GARRETT, Davidson County
Trans:T20150019775 DEEDQC
Recvd: 03/18/15 13:31 2 pgs
Fees:12.00 Taxes:0.00
20150318-0023334

This Instrument Prepared by and Return to:
Keith H. Solomon, Attorney
8119 Isabella Lane, Ste. 104
Brentwood, TN 37027

This instrument is prepared by information supplied by the parties and unverified by the Preparer. There has been no title examination performed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 9 day of March, 2015

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

Notary Public Exp 7-3-2017

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel No.
Madelyn M. King 3102 Fyffe Lane Nashville, Tennessee 37211	New Owner	173-09-A-765.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged, the undersigned, **Matthew J. Barrios**, has bargained and sold and does hereby quitclaim, transfer and convey all his right, title and interest which he may have in the hereinafter described property to **Madelyn M. King,** her heirs and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No.648, as shown on the Plan of the Resubdivision of Lots 638 through 649, Phase Eight, Lenox Village, of record in Instrument No. 20080508-0047734 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **Matthew J. Barrios,** a single person, and **Madelyn M. King,** a single person, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in **Instrument Number 20101109-0090056**, Register's Office for **Davidson** County, Tennessee.

Property known as: **3102 Fyffe Lane, Nashville, TN 37211**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 9th day of March, 2015.

Matthew J. Barrios

STATE OF TENNESSEE)

COUNTY OF DAVIDSON :ss)

Before me the undersigned Notary Public, personally appeared **Matthew J. Barrios** who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 9th day of March, 2015

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 7-3-