# QUITCLAIM DEED

**THIS QUITCLAIM DEED**, executed this 26th day of March, by the Grantors: 1) Maria Lynn Ashby, whose mailing address is 325 Stonecrest Way, Nashville, TN 37209; 2) Rebecca Ashby, whose mailing address is 325 Stonecrest Way, Nashville, Tennessee 37209; and 3) Joseph Ashby, whose mailing address is 634 Harpeth Bend Drive, Unit A, Nashville, TN 37221; to the Grantees: 1) Maria Lynn Ashby, whose mailing address is 325 Stonecrest Way, Nashville, TN 37209; and 2) Joseph Ashby, whose mailing address is 634 Harpeth Bend Drive, Unit A, Nashville, TN 37221.

**WITNESSETH**, that the said Grantors, for good consideration and for the sum of $-0-, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Map-Parcel Number 114-12-0-A-110.00CO, Land in Davidson County, Tennessee, Being Lot No. 110 on the Plan of STONERIDGE TOWNHOMES, PHASE II, as shown on plat recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Maria Lynn Ashby, an Individual, by Special Warranty Deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, dated January 29, 2009, of record in Instrument No. 20090202-0008655, Register's Office for Davidson County, Tennessee.

This is improved property located at: **325 Stonecrest Way, Nashville, TN 37209.**

WITNESS WHEREOF, The said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness, Kate Von Walde
March 26, 2015

Grantor, Maria Lynn Ashby
March 26, 2015

Grantor, Rebecca Molly Ashby
March 26, 2015

Grantor, Joseph Michael Ashby
March 26, 2015

Preparer of Instrument: Maria Lynn Ashby 03/26/2015
Maria Lynn Ashby

Party responsible for property taxes: Maria Lynn Ashby 03/26/2015
Maria Lynn Ashby

BILL GARRETT, Davidson County
Trans:T20150022911 DEEDQC
Recvd: 03/30/15 12:05 3 pgs
Fees:17.00 Taxes:0.00
20150330-0027012

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

On March 26, 2015, before me, Elizabeth L. Warner, Notary Public, personally appeared Maria Lynn Ashby, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Elizabeth L. Warner, Notary Public

ELIZABETH L WARNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

Affiant: ___X___ Known _____Unknown

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

On March 26, 2015, before me, Elizabeth L. Warner, Notary Public, personally appeared Rebecca Molly Ashby, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Elizabeth L. Warner, Notary Public

ELIZABETH L WARNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

Affiant: ___X___ Known _____Unknown

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

On March 26, 2015, before me, Elizabeth L. Warner, Notary Public, personally appeared Joseph Michael Ashby, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Elizabeth L. Warner, Notary Public

ELIZABETH L WARNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

Affiant: ___X___ Known _____Unknown

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration or true value, whichever is greater for this transfer is $ - 0 -.

Maria Lynn Ashby 03/26/2015

Maria Lynn Ashby, Affiant
325 Stonecrest Way
Nashville, TN 37209

Subscribed and sworn to before me, this the 26th day of March, 2015.

WITNESS my hand and official seal.

Elizabeth L. Warner

Elizabeth L. Warner, Notary Public

ELIZABETH L WARNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

Affiant: ___X___ Known _____Unknown