THIS INSTRUMENT PREPARED BY:
JANELLE A. SIMMONS
ATTORNEY AT LAW
401 CHURCH STREET, SUITE 2400
NASHVILLE, TENNESSEE 37219
(615) 467-1801

BILL GARRETT, Davidson County
Trans:T20150027477 DEEDQC
Recvd: 04/13/15 13:44 2 pgs
Fees:12.00 Taxes:0.00
20150413-0032418

QUITCLAIM DEED

FROM: WAYNE LAMAR DONALDSON, SR. **MAP-PARCEL NUMBER: 05014021800**

TO: DEBORAH KAY DONALDSON

Grantor and Grantee acknowledge that this instrument has been prepared based only on information provided by the parties. No title examination or settlement has been performed in the preparation of this document or title insurance provided in conjunction with this transfer. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished and shall have no liability for the status of the title to the property.

New Owner & Address	Taxable Party	Map-Parcel Numbers
Ms. Deborah Donaldson **3125 Wilmoth Road** **Nashville, Tennessee 37027**	**Ms. Deborah Donaldson** **3125 Wilmoth Road** **Nashville, Tennessee 37027**	**05014021800**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the division of property in that certain case styled **Deborah Kay Donaldson v. Wayne Lamar Donaldson, Sr., Third Circuit Court for Davidson County, Tennessee, Docket Number 11D-2233,** and that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Deborah Kay Donaldson
DEBORAH KAY DONALDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th, DAY OF April, 2015.

JANELLE A. SIMMONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 8-10-2018

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-10-2018

(AFFIX SEAL)

This Instrument Prepared By:

Janelle A. Simmons
Attorney at law
401 Church Street
Suite 2400
Nashville, Tennessee 37219
(615) 467-1801

FOR AND IN CONSIDERATION and in compliance with the division of property in a final decree of absolute divorce filed in the Davidson County Third Circuit Court, State of Tennessee, under Docket Number 11D-2233, the receipt of which is hereby acknowledged, I, WAYNE LAMAR DONALDSON, SR., by these presents do herby quitclaim and convey unto DEBORAH KAY DONALDSON, single person, her heirs, successors and assigns, all of his/her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 371 on the Plan of Parkwood Estate, Section Two, of record in Plat Book 3300, Page 5, Register's Office for Davidson County, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wayne L. Donaldson, Sr. and Wife, Deborah Kay Donaldson by Warranty Deed dated September 28, 2000, from James I. Watkins, an unmarried person of record in Instrument No. 20001004-0098668.

THIS conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

THIS is improved property with a physical address known as 3125 Wilmoth Road, Nashville, Davidson County, Tennessee 37207.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender.

This conveyance is made pursuant to *Tennessee Code Annotated* §36-4-121 and a Final Decree of Divorce entered in the Third Circuit Court of Davidson County, Tennessee, Docket No. 11D-2233.

IN WITNESS WHEREOF I have hereunto set my hand on this the 9TH day of APRIL, 2015.

Wayne L. Donaldson

WAYNE LAMAR DONALDSON, SR.

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, a Notary Public in and for said County and State, the within named, WAYNE LAMAR DONALDSON, SR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th, DAY OF April, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-8-17

NATHANIEL H. KOEHLER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)