Davidson County DEEDQC
Recvd: 05/11/15 08:28 3 pgs
Fees:17.00 Taxes:0.00
20150511-0042583

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of May, 2015. Notary Public MY COMMISSION EXPIRES: 3/27/18 (AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelsi Hammers	Mortgage Investors Group	09615005200
(NAME) 3109 Boulder Park Drive	(NAME) 1000 Brookfield Road, Ste. 225	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis, TN 38119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary Scott Evans, unmarried and Kevin L. Hammers, unmarried**, hereinafter called the Grantor(s), has quitclaimed unto **Kelsi Hammers, a single woman**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Hickory Bend, Section III, as shown by plat of record in Plat Book 3600, Page 42, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Zachary Scott Evans, unmarried, Kelsi Hammers, unmarried and Kevin L. Hammers, unmarried as Tenants in Common by deed from The Secretary of Housing and Urban Development of Washington, D.C., dated 02/27/2013, recorded on 03/01/2013, in Instrument No. 20130301-0020377, Register's Office of Davidson County, Tennessee. Said property is not the principal residence of the Grantors.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 3109 Boulder Park Drive, Nashville, TN 37214.

Witness my hand this 4 day of May, 2015.

Zachary Scott Evans

Kevin L. Hammers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zachary Scott Evans and Kevin L. Hammers the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of May, 2015.

Notary Public

My Commission Expires: 3-27-18

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Celia Stewart Rouse, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 2/11/2019

