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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is *Zero.*

Affiant

BILL GARRETT, Davidson County
Trans: T20150090097 DEEDQC
Recvd: 10/22/15 11:53 2 pgs
Fees: 12.00 Taxes: 0.00
20151022-0107590

HEATHER CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me on this 21 day of October, 2015.

NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES MAY 3rd 2016

Address New Owner as Follows: Julie E. Franks
4704 Danby Drive
Nashville, TN 37211

Send Tax Bills to: Same

Map-Parcel 133 13 0 104.00

QUITCLAIM DEED

WHEREAS, JEREMY C. SNOW, ("Grantor") and JULIE E. FRANKS ("Grantee") were previously married and were divorced on August 19, 2015; 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. 15D-917, Jeremy C. Snow, the Grantor, does hereby convey, remise, release and forever quitclaim unto Julie E. Franks, 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 that he may have by virtue of his marital status or otherwise. The tract of land is more described more particularly as follows:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of Abbay Hall, Section I, as of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jeremy C. Snow and Julie E. Franks-Snow by Warranty Deed dated February 27, 2014, from Alejandra Diaz Guerra, unmarried, of record at Instrument No. 20140304-0018233, 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 but not limited all matters shown on the Plan of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

Julie E. Franks-Snow and Julie E. Franks are one and the same person.

This property is improved property known as 4704 Danby Drive, Nashville, TN 37211.

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 21 day of October, 2015.

JEREMY C. SNOW

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

JEREMY C. SNOW, 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 21 day of October, 2015.

Notary Public

My commission expires: MY COMMISSION EXPIRES MAY 3rd 2016

HEATHER CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY