(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150094070 DEEDQC
Recvd: 11/04/15 11:38 2 pgs
Fees:12.00 Taxes:0.00
20151104-0112426

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me this 28th day of October, 2015.

NOTARY PUBLIC

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

My Commission Expires: _____

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
James Montgomery 4309 Nevada Avenue Nashville, TN 37209	SAME	091-16-0-252.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Shannon Montgomery, unmarried,** Grantor, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **James W. Montgomery, unmarried,** Grantee, pursuant to ~~the~~ a divorce. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Block 10 on the Map of Charlotte Park Company's First Addition to Nashville, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to James W. Montgomery and spouse, Karen O. Montgomery, by Warranty Deed from Christopher Marsh Lindsey and spouse, Emily Jane Kitos, dated February 26, 1999, of record in Book 11371, Page 445, Register's Office for Davidson County, Tennessee. Said property being further conveyed to James W. Montgomery by Quitclaim Deed from Karen O. Montgomery, dated February 7, 2008, of record as Instrument No. 20080415-0038220, Register's Office for Davidson County, Tennessee. Said property being further conveyed to James W. Montgomery and wife, Shannon Montgomery, by Quitclaim Deed from James W. Montgomery, dated March 17, 2009, of record as Instrument No. 20090327-027533, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

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 purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23rd day of October, 2015.

Shannon Montgomery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

*a/k/a Shannon Cullers Montgomery

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shannon Montgomery*, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 23rd day of October, 2015.

Notary Public

ALICIA A. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

My Commission Expires:_____