Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150095804 DEEDQC
Recvd: 11/10/15 12:43 2 pgs
Fees:12.00 Taxes:0.00
20151110-0114404

39-B

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shirley Easterwood,** hereinafter called the **Grantor**, does hereby quitclaim unto **Telicia Montague,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit 403 on the Plan of Wellington Arms, a condominium development, as shown on the Plat of record in Book 5200, page 316, Register's Office for said County, together with the appurtenant interest in the common elements thereof. Reference is hereby made to the legal description that appears in the Warranty Deed of record as Instrument 20130117-0005717, said Register's Office, and said legal description is incorporated herein by reference.

Being the same property conveyed to Telicia Montague, a single woman, Charles Easterwood, a married man, and Shirley Easterwood, his wife by Warranty Deed from Linda J. Berry, unmarried by Warranty Deed of record as Instrument No. 20130117-0005717, Register's Office for Davidson County, Tennessee. Said Charles Easterwood is now deceased, and his spouse Shirley Easterwood executes this conveyance in order to establish title in Telicia Montague, as Fee Simple Absolute.

It is the intent of the Grantor herein to establish the estate of Fee Simple Absolute in the Grantee herein.

The property conveyed herein is subject to matters shown on the referenced recorded plan, applicable easements, Deeds of Trust and liens of record, Property Taxes for the current year, and all matters set out in the Warranty Deed recorded as Instrument No.20130117-0005717, RODC.

This is improved property, known as: 4225 Harding Road, #403, Nashville, TN 37205

WITNESS THE EXECUTION HEREOF this 29 day of October, 2015

X Shirley Easterwood
Shirley Easterwood

State of Tennessee )
County of Davidson )

On this the 29 day of October, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Shirley Easterwood, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0.00

Shirley Easterwood
Affiant

Sworn and subscribed before me on this the 29 day of October, 2015.

Notary Public

My Commission Expires: 5-8-17

NEW OWNER:
Telicia Montague

4225 Harding Road, #403
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
SAME AS GRANTEE

TAX MAP-PARCEL #:
103-16-0C-403.00 CO