BILL GARRETT, Davidson County
Trans:T20160006365 DEEDQC
Recvd: 01/25/16 14:20 2 pgs
Fees:12.00 Taxes:0.00
20160125-0006978

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 091020
PARCEL: 091.00

NEW OWNER'S ADDRESS:
Jimmy L. & Samantha Foust
6101 New York Ave.
Nashville, TN 37209

SEND TAX BILLS TO:
Farmington Mortgage
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

QUITCLAIM DEED
FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Samantha A. Hunt nka Samantha Foust, **(Grantor),** by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being the Northerly 81 feet of Lot No. 2 and the Easterly 10 feet of the Northerly 81 feet of Lot No. 4, Block 20, on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee. Said part of Lot Nos. 2 and 4 front together 60 feet on the South side of New York Avenue and extend back between parallel lines along the West margin of 61st Ave. North 81 feet to a dead line in the rear.

Being the same property conveyed to Samantha A. Hunt, a single person by Warranty Deed dated 11/10/09 from Lindsey Repp, a single person of record in Instrument No. 20091112-0104543, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 6101 New York Ave., Nashville, TN 37209.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Jimmy L. Foust and wife, Samantha Foust, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 15th day of January, 2016.

Samantha Foust

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Samantha Foust, the 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 an official seal this the 15th day of January, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 15th day of January, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Samantha Foust
Affiant

Sworn and subscribed before me, this the 15th day of January, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County