**QUITCLAIM DEED**

BILL GARRETT, Davidson County
Trans:T20160008615 DEEDQC
Recvd: 02/01/16 15:45 2 pgs
Fees:12.00 Taxes:0.00
20160201-0009707

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF January, 2016

NOTARY PUBLIC
My commission expires: 9-27-17
(AFFIX SEAL)

LAWRENCE MORRISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
Seth T. Norman, Attorney at Law
111 Union Street
Nashville, TN 37201

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kelsey G. Foster<br>2409 Ridgeland Drive<br>Nashville, TN 37214 | Bank of Tennessee<br>PO Box 4980<br>Johnson City, TN 37602 | 073-12-0-031.00 |

# *QUITCLAIM DEED*

**FOR AND IN CONSIDERATION OF** the sum of zero ($0) dollars, and as part of the parties marital dissolution agreement and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **NIKOLAI FOSTER,** by these presents do remise, release, quitclaim and convey all of my right, title and interest, unto **KELSEY G FOSTER**, her heirs and 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. 233 on the Plan of Section Two, Sunset View of record in Plat Book 2663, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **KELSEY G FOSTER AND NIKOLAI FOSTER, WIFE AND HUSBAND**, by Warranty Deed from Foster Family Rentals, GP of record in instrument No. 20150807-0078862 Register's Office for Davidson County Tennessee, dated July 31, 2015 and recorded on August 7, 2015.

This Conveyance is subject to:

- Any and all taxes Due and Payable, not yet due and payable.
- Subject to all Matters shown on the Plan of record in Plat Book 2663, Page 52, Register's Office for the Davidson County, Tennessee.
- Restrictions of record in Book 2492, Page 631, Book 2752, Page 594 and Book 2956, Page 595, in the Register's Office for the Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: **2409 Ridgeland Drive, Nashville, Tennessee, 37214**.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29 day of January, 2016.

**NIKOLAI FOSTER**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NIKOLAI FOSTER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 29 day of January, 2016.

JOSEPH LAWRENCE MORRISS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Notary Public**

**My Commission expires:** 9-16-17