QUITCLAIM DEED

FROM: Mario Lavender **TO: Katrina Lavender**

This instrument prepared by Zachary D. Oswald, Attorney, 300 Deaderick Street, Nashville, TN 37201

NEW OWNER:	*SEND TAX BILL TO:*	*MAP-PARCEL:*
Katrina Lavender	Chase Bank	Map 148-12
4705 McBride Road	P.O. Box 9001871	Parcel 125.0
Antioch TN 37013	Louisville, KY 40290	

FOR AND IN CONSIDERATION of the Marital Dissolution Agreement, receipt of which is hereby acknowledged and deemed sufficient, and for the express purpose of creating a fee simple title in Katrina Lavender, I, **Mario Lavender**, Grantor, by these presents do hereby quitclaim and convey unto **Katrina Lavender,** formerly Katrina Hammonds, Grantee, her successors and assigns, all my right, title and interest in and to the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Debra Heights, Section 2, of record in Book 3700, page 39, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mario Lavender and Katrina Hammonds by warranty deed from Ricky Ezell Rose and wife, Judy L. Painter-Rose, of record in Instrument No. 20060511-0055270, Register's Office for Davidson County, Tennessee. The said Katrina Hammonds and Katrina Lavender being one and the same person.

This is improved property known as 4705 McBride Road, Antioch, Tennessee 37013.

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

WITNESS my hand this 2 day of Feb., 2016.

Mario Lavender

Davidson County DEEDQC
Recvd: 02/04/16 11:01 3 pgs
Fees:17.00 Taxes:0.00
20160204-0010879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Allison E. Cooley, a Notary Public in and for said County and State, the within named Mario Lavender, the Bargainor, with whom I am personally acquainted, or who proved identity 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 Nashville, TN, this 2nd day of February, 2016.

Allison E. Cooley
Notary Public

My commission expires: 1/11/16

ALLISON E. COOLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 11, 2017

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm to the best of my knowledge, information and belief, this transfer is pursuant to Marital Dissolution Agreement and is therefore exempt under T.C.A. § 67-4-409(a)(3)(E).

M. Lavender
Affiant

Sworn and subscribed to before me this 2nd day of February, 2016.

Allison E. Cooley
Notary Public

My commission expires: 1/11/17

ALLISON E. COOLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 11, 2017

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Certification

I, Zachary D. Oswald, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law.

Zachary D. Oswald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia Hylton, a notary public in and for this county and state, Zachary D. Oswald, with whom I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patricia Hylton
Notary Public

My commission expires: July 8, 2019

