BILL GARRETT, Davidson County
Trans:T20160018879 DEEDQC
Recvd: 03/08/16 10:55 3 pgs
Fees:17.00 Taxes:0.00
20160308-0022101

THIS INSTRUMENT WAS PREPARED BY:

Turner Law Offices, P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: Shannon Sunn Byrd

TO: Jack Kenneth Byrd

Address New Owner(s) as follows:

3017 Beachmist Way

Antioch, TN 37013

Map and Parcel No.:

150160A10100CO

Send Tax Bills To:

Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, JACK KENNETH BYRD, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Jack Kenneth Byrd v. Shannon Sunn Byrd, Docket No. _____, Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

SHERRIE DOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019

JACK KENNETH BYRD

Sworn to and subscribed before me, this 1st day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 7-8-19

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, SHANNON SUNN BYRD, does transfer, quitclaim and convey unto the said JACK KENNETH BYRD, his heirs, successors, and assigns, all of his rights, title and interest in and to 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. 5, Windhaven Shores, Section Three, as shown on plat of record in Instrument No. 20041214-0148382, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property to Bill Nunley and Jennifer Nunley from U.S. Bank National Association, As Trustee for TBW Mortgage-Backed Pass-Through Certificates, Series 2007-2 by Special Warranty Deed in Instrument No. 20101124-0094190, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jack K. Byrd, III and Shannon S. Byrd, husband and wife by deed of record from Bill Nunley and Jennifer Nunley, husband and wife, by Warranty Deed in Instrument No. 20120223-0015732 Register's Office for Davidson County, Tennessee.

This is improved property known as 3017 Beachmist Way, Antioch, Davidson County, TN.

Witness my hand this 7th day of March, 2016.

SHANNON SUNN BYRD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named SHANNON SUNN BYRD, the bargainor, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 7-8-19

State of TENNESSEE)

County of DAVIDSON)

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

JACK KENNETH BYRD

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 7-8-19