BILL GARRETT, Davidson County
Trans:T20160027502 DEEDQC
Recvd: 04/05/16 11:24 2 pgs
Fees:12.00 Taxes:0.00
20160405-0032457

THIS INSTRUMENT PREPARED BY:
JAMES L. CURTIS
Attorney At Law
Washington Square, Suite 204
214 Second Avenue North
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To	Map-Parcel Number
Janie Garland 3120 Boulder Park Drive Nashville, TN 37214	Same	M096-15-D Parcel 25 3DZ-61544

QUITCLAIM DEED

For no monetary consideration and pursuant to a Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, the matter styled, Janie Garland v. Delmer W. Garland , bearing Docket No. 15D-1072, Delmer W. Garland, transfers and conveys to Janie Garland, her heirs and assigns, all of his right, title and interest in and to certain real property located in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 18 on the Plan of Hickory Bend Subdivision, Section III, as of record in Book 3600, page 42, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janie W. Garland, by Deed from Ralph Allen and wife, Gail Allen of record in Book 7083, Page 882, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph Allen and wife, Gail Allen, by deed from John E. Estile and wife, Annie H. Estile of record in Book 6944, page 228, Register's Office for Davidson County, Tennessee.

This is improved property located at 3120 Boulder Park Drive, Nashville, Tennessee 37214.

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

AND NOW, I, Delmer W. Garland, hereby quitclaims and conveys unto Janie W. Garland, her 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 property.

In witness whereof, I have set my name this the 9 day of Mar., 2016

Delmer W. Garland
DELMER W. GARLAND

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, DELMER W. GARLAND, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 9 day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 10/07/2019

JOSHUA JOLLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 7, 2019

State of Tennessee)
County of Davidson)

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

Jamie Garland
AFFIANT

Subscribed and sworn to before me

this 9 day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 10/07/2019

JOSHUA JOLLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 7, 2019