This instrument was prepared by:
Stephanie Simmons
1230 Second Avenue South
Nashville, TN 37210
615-244-2445

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160034576 DEEDQC
Recvd: 04/27/16 09:44 2 pgs
Fees:12.00 Taxes:0.00
20160427-0040877

MICHAELEE B. BRISSETTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.
Subscribed and sworn to before me on this 27th day of April, 2016.

Notary Public
My Commission Expires: 05.08.2017

NEW OWNER:
Shannon Southern
4457 Winton Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Shannon Southern
4457 Winton Drive
Antioch, TN 37013

MAP-PARCEL NUMBERS
163-02-0-049.00

For and in consideration of a Final Divorce Decree in the matter of *Shannon Southern v. Tiffany Southern*, Davidson County 4th Circuit Court Docket No. 15D1429, entered on April 27, 2016, Tiffany Southern, hereinafter referred to as "Grantor", has bargained and conveyed, and by these presents does transfer and convey unto Shannon Southern, hereinafter referred to as "Grantee", its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 100 on the plan of Hickory Highland Place, Section 2, Phase 1, of record in Instrument Number 19991223-0306510, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shannon Southern and Wife, Tiffany Southern, by James Jansen and Dana Jansen, married, by deed from The Secretary of Housing and Urban Development, On September 14, 2010, of record in Instrument Number 20100916-0073657, Register's Office for Davidson County, Tennessee.

This property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 19991223-0306510 And Instrument Number 19991223-0306511,Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11103, page 990; Book 11667, page 310; Book 10421, page 239; Book 11306, page 572; and Instrument Number 20000210-01010122, Register's Office for Davidson County, Tennessee.

This is improved property known as 4457 Winton Drive, Antioch, Tennessee 37013.

TIFFANY SOUTHERN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tiffany Southern, with whom I am personally acquainted, and who acknowledged that he executed the instrument for the purposes therein contained.

This instrument was prepared by:
Stephanie Simmons
1230 Second Avenue South
Nashville, TN 37210
615-244-2445

Subscribed and sworn to before me on this 27th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: 05.08.2017

