QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 05/26/16 10:46 2 pgs
Fees:12.00 Taxes:0.00
20160526-0053071

STATE OF TENNESSEE
COUNTY OFSUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2016.

Notary Public

COMMISSION EXPIRES: ~~02/06/2017~~ 1/29/20

TONIA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

(AFFIX SEAL)

HND-163151

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 6A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Skip Nashville, LLC, a Tennessee Limited Liability Company	Skip Nashville, LLC	081 11 0 279.00
(Name) 205 Cherokee Pt Hendersonville, TN 37075	(Name) 205 Cherokee Pt Hendersonville, TN 37075	
(Address)	(Address)	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Shawn Ireland and wife, Kelly Ireland,** hereinafter referred to as Grantor(s), hereby quitclaim to **Skip Nashville, LLC, a Tennessee Limited Liability Company,** their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Being the Southerly Half of Lot Number 374 in McGavock Wetmore and others addition to Nashville, Tennessee, called The Addition to the Town of McGavock, as shown of record in Plat Book 21, Page 41, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Said Southerly Half of Lot Number 374 fronts 50 feet on the Easterly Side of 17th Avenue North, formerly James Street and runs bank between parallel lines 170 feet to an alley.

Being the same property conveyed to Shawn Ireland and wife Kelly Ireland, A Married Person by Special Warranty Deed from HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB4 dated December 12, 2014 and recorded December 17, 2014 as Instrument No. 201412170115545, in said Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Shawn Ireland and wife, Kelly Ireland has hereunto set his/her/their signature, on this, the 24th day of May, 2016.

Shawn Ireland

Kelly Ireland

STATE OF Tennessee

County OF SUMNER

I, ~~Steve Toppings~~ Tina Hawkins, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Shawn Ireland and Kelly Ireland, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th of May, 2016.

Notary Public

My Commission Expires: ~~02/06/2017~~ 11/29/2020

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018