BILL GARRETT, Davidson County
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Fees:22.00 Taxes:0.00
20160609-0058504

THIS INSTRUMENT WAS PREPARED BY:

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

QUITCLAIM DEED

FROM: Ian Scott Salter

TO: Christine Larkin Oates

Address New Owner(s) as follows:
1401 Greenwood Avenue
Nashville, TN 37206

Map and Parcel No.:

083-02-0-049.00

Send Tax Bills To:

Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Ian Scott Salter, 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 Christine Larkin Oates v. Ian Scott Salter Docket No.:16D198 in Davidson Circuit Court of Nashville County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Ian Scott Salter

Sworn to and subscribed before me, this 19th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/17

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2017

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, IAN SCOTT SALTER, does transfer, quitclaim and convey unto the said CHRISTINE LARKIN OAKTES 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:

Being Land in Davidson County, Tennessee

Being the Westerly 64.0 feet of Lot No. 1 on the plan of H.M. Doak's Subdivision as of record in Book 332, Page 22, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shelagh A. Mulvaney and Jennifer Longmire, both unmarried, as Joint Tenants with Right of Survivorship, by Warranty Deed dated July 28, 2003 from Dale Stepniewski, married, of record as Instrument No. 20030801-0109232, Register's Office of said County. Being the same property conveyed to Christine Larkin Oates by deed from Ian Scott Salter, recorded on September 28, 2006 as instrument No. 20061009-0125065, Register's Office of said county.

This is improved property known as 1401 Greenwood Avenue, Nashville, Davidson County, TN.

Witness my hand this 19th day of May, 2016.

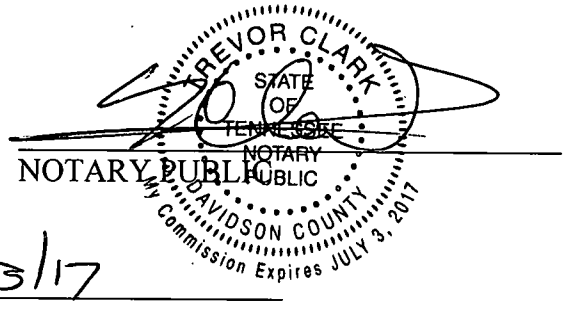
Ian Scott Salter

IAN SCOTT SALTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2016.



NOTARY PUBLIC

My Commission Expires: 7/3/17

State of TENNESSEE)
County of DAVIDSON)

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

Ian Scott Salter

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2016.

NOTARY PUBLIC

My Commission Expires 7/12/17

TREVOR CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 12, 2017