THIS DOCUMENT PREPARED BY:

HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

PREPARED BASED ON INFO PROVIDED BY THE PARTIES

MAP: 072-08-0
PARCEL: 252.00

NEW OWNER'S ADDRESS:
Doli & Marsinta Sinaga and son,
Bonatua Aryo Sinaga
2224 Fernwood Drive
Nashville, TN 37216

SEND TAX BILLS TO:
Capital One Home Loans
PO Box 105385
Atlanta, GA 30348-5385

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO CORRECT & ESTABLISH TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common with right of survivorship, we, Doli Sinaga and wife, Marsinta Sinaga, **(Grantors),** by these presents do hereby quitclaim and convey all of our interest unto Karen Heavener, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Dalewood, Section IV, as of record in Book 1835, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 263 fronts 81 feet on the westerly side of Fernwood Drive and runs back between lines, 159.5 feet on the northerly line and 158.2 feet on the southerly line to a dead line on which it measures 81 feet.

Being the same property conveyed to Doli Sinaga and wife, Marsinta Sinaga by Warranty Deed dated 11/2/98 from Peggy M. Sprouse, formerly Peggy M. Durham and husband, Clyde Thomas Sprouse, Jr. of record in Book 11201, Page 923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is (X) improved ( ) unimproved property known as: 2224 Fernwood Drive, Nashville, TN 37216.

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

And now, I, the said Karen Heavener, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Doli Sinaga and wife, Marsinta Sinaga (50% interest) and Bonatua Aryo Sinaga (50% interest), as tenants in common with right of survivorship, their 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 premises, as above set forth.

BILL GARRETT, Davidson County
Trans:T20160049995 DEEDQC
Recvd: 06/13/16 15:42 2 pgs
Fees:12.00 Taxes:0.00
20160613-0059830

IN WITNESS WHEREOF we have hereunto set our hands on the 6/10/16 day of June, 2016.

Doli Sinaga

Marsinta Sinaga

Karen Heavener, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tammy D. Mellons, a Notary Public at Large, the within named Doli Sinaga and Marsinta Sinaga, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 10th day of June, 2016.

Notary Public My Commission Expires: 3/3/20

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tammy D. Mellons, a Notary Public at Large, the within named Karen Heavener, the Bargainor, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 10th day of June, 2016.

Notary Public My Commission Expires: 3/3/20

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Affiant

Sworn and subscribed before me, this the 10th day of June, 2016.

Notary Public My Commission Expires: 3/3/20

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY