BILL GARRETT, Davidson County
Trans:T20160051966 DEEDQC
Recvd: 06/20/16 09:26 2 pgs
Fees:12.00 Taxes:0.00
20160620-0062212

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16357

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to Marital Dissolution Agreement and Final Decree of Divorce, Docket No. 12D962, entered August 8, 2012, Fourth Circuit Court for Davidson County, Tennessee, We, **Erica Dunville and Nicholas Dunville,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Erica Smith (formerly Erica Dunville), unmarried**, all my rights, title and interest in and to the following described real estate, to-wit:

Improved Property Commonly Known As: 5452 Edmondson Pike, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Townhome Unit No. 5452 (a/k/a Unit 8), as set forth in the Master Deed Establishing Brighton Village, and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument Number 20080117-0005582; amended in Instrument Number 20080808-0081965, corrected in Instrument Number 20110520-0038914, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Erica Dunville and husband, Nicholas Dunville by Quitclaim Deed from Gary Lee Smith, an unmarried man, dated 7/23/10 and recorded 8/3/10 in Instrument Number 20100803-0060853; and the same property previously conveyed to Erica Dunville and husband, Nicholas Dunville, and Gary Lee Smith, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 7/24/09 and recorded 7/24/09 in Instrument Number 20090724-0069728, Register's Office for Davidson County, Tennessee.

ELS/ND
Initial(s).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 3rd day of June, 2016.

Erica Smith
Erica Smith f/k/a Erica Dunville

Nicholas Dunville

ANN JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of June, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Erica Smith,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Ann Jones
Notary Public

June 21, 2016
My Commission Expires:

ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of June, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nicholas Dunville** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Ann Jones
Notary Public

June 21, 2016
My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

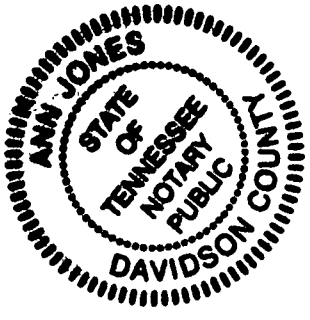
I/we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Erica Smith
Affiant

Subscribed and sworn to before me this 3rd day of June, 2016.

Ann Jones
Notary Public

My Commission Expires:



Tax/Map ID & Parcel:
161-09-0A
017.00 CO

New Owners:
Erica LeighAnn Smith
5452 Edmondson Pike
Nashville, TN 37211

Send Tax Bills to :
New Owner