BILL GARRETT, Davidson County
Trans:T20160052665 DEEDQC
Recvd: 06/21/16 12:25 2 pgs
Fees:12.00 Taxes:0.00
20160621-0063101

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Stephen M. Reece, does this day bargain, sell, release, remise, quitclaim and convey unto Shandra A. Reece n/k/a Shandra Wright, all of my right title and interest to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86, Roxborough Subdivision of record in Plat Book 5200, Page 63, said Register's Office, to which reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Stephen M. Reece and wife, Shandra A. Reece, by Warranty Deed from John Richard Lammers and wife Bobbie Ann Lammers, dated August 31, 2005, recorded September 6, 2005, of record in Instrument Number 20050906-0106707, in the Register's Office for Davidson County, Tennessee.

Shandra A. Reece and Shandra Wright are one and the same person.

This is improved property known as: 5125 Roxborough Drive, Hermitage, TN 37076.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 20th day of May, 2016.

Stephen M. Reece

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Stephen M. Reece, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20 day of May, 2016.

SHARLENE E. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2018

Sharlene Murphy
NOTARY PUBLIC
MY COMMISSION EXPIRES:

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Stephen M. Reece
Affiant

Subscribed and sworn to before me this 20 day of May, 2016.

Sharlene Murphy
NOTARY PUBLIC

My Commission Expires:

SHARLENE E. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2018

Map & Parcel No.: 98-1-84

Name and address of new owner:
Send tax bills to:
Shandra Wright
5125 Roxborough Drive
Hermitage, TN 37076