BILL GARRETT, Davidson County
Trans:T20160053637 DEEDQC
Recvd: 06/23/16 12:27 2 pgs
Fees:12.00 Taxes:0.00
20160623-0064163

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.

Affiant

Ashley Bouslog
State of Tennessee Notary Public
Williamson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/19/18

ADDRESS OF NEW OWNER:
James M. Walsh
103 McLendon Ct.
Antioch, TN 37013

SEND TAX BILLS TO:
James M. Walsh
103 McLendon Ct
Antioch TN 37013

PARCEL:
162030091.00

THIS INSTRUMENT made and entered into on this the 15th day of June, 2016, by and between CHRISSA J. WALSH, Grantor, and JAMES M. WALSH, Grantee.

WITNESSETH:

THAT, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby transfer, convey, and quitclaim unto the Grantee, his heirs and assigns, all of her right, title and interest, including any conditions, covenants, agreements, reservations, in and to the following described parcel of real property situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Colewood Hills Section One, of record in Book 4300, page 130, Register's Office for said County to which plan reference is hereby made for a more complete description therein. (Legal description taken from prior deed.)

Being the same real estate conveyed to James M. Walsh and wife, Chrissa J. Walsh by deed filed for record June 15, 2005 in Instrument No. 20050615-0068245 and as re-recorded to correct legal description at Instrument No. 20060411-0041608, Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the Grantor has hereunto set her signature the day and date first above written.

CHRISSA J. WALSH

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Leila F. Schmeisser, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, CHRISSA J. WALSH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Official Seal this the 15 day of June, 2016.

Leila F Schmeisser
Notary Public

My commission expires: April 6, 2020

