QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/23/16 14:07 2 pgs
Fees:12.00 Taxes:0.00
20160623-0064234

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Virginia McLean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6/13/16.

Notary Public

COMMISSION EXPIRES:
(AFFIX SEAL)

JACK CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
March 20, 2018

163330

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Virginia C. McLean, a married woman	Virginia C. McLean, a married woman	132 07 0 045.00
(Name) 4312 Morriswood Drive Nashville, TN 37204	4312 Morriswood Drive Nashville, TN 37204	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, William Ritter, III, hereinafter referred to as Grantor(s), hereby quitclaim to Virginia C. McLean, a married woman his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot Number 49 on the Plan of Southmeade Subdivision, as of record in Book 1835, Page 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Virginia McLean, a single person by Warranty Deed Donna M. Boswell dated July 8, 2011 and recorded July 12, 2011 as Instrument No. 201107120053112, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Virginia McLean and William Ritter III, wife and husband, as tenants by the entirety by Quitclaim Deed from Virginia McLean, a married woman dated December 18, 2014 and recorded January 8, 2015 as Instrument No. 201501080001990, in said Register's Office for Davidson County, Tennessee. ~~Said property further conveyed to Virginia McLean, a married woman, by quitclaim deed from William Ritter, III, and filed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.~~

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

IN WITNESS WHEREOF, the said William Ritter, III has hereunto set his/her/their signature, on this, the _____.

William Ritter, III
STATE OF Tennessee

County OF Sumner

I, Jake Crum, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that William Ritter, III (with whom I am peronally known to, or proved to me on the basis of satisfactory evidence) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th of June, 2016.

Notary Public

My Commission Expires: My Commission Expires March 20, 2018

(SEAL)

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification for Recording Purposes

I, Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, ~~[illegible]~~ Shelly M Smith a notary public for this county and state, personally appeared Anita L. Leach (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature S-E-A-L Comm exp: 4-24-18

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018