BILL GARRETT, Davidson County
Trans:T20160069199 DEEDQC
Recvd: 08/10/16 10:14 2 pgs
Fees:12.00 Taxes:0.00
20160810-0083129

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 091120
PARCEL: 322.00

NEW OWNER'S ADDRESS:
Jonathan W. & Sarah M. Romero
4513 Illinois Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Movement Mortgage
841 Seahawk Circle
Virginia Beach, VA 23452

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

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 by the entirety, we, Jonathan W. Romero, an unmarried man and Sarah M. McGrady, an unmarried woman (nka Sarah M. Romero), **(Grantors),** by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 422, Block 86, on the plan of West Nashville, No. 1, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan W. Romero, an unmarried man and Sarah M. McGrady, an unmarried woman, as joint tenants with rights of survivorship dated 8/14/15 from L & S Development, LLC of record in Instrument No. 20150820-0083854, Register's Office for Davidson County, Tennessee. Scrivener's Error correcting vesting of record in Instrument Number 20160808-0081885, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4513 Illinois Avenue, Nashville, TN 37209.

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

And now, I, the said Tammy Mellons, 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 Jonathan W. Romero and wife, Sarah M. Romero, 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.

IN WITNESS WHEREOF we have hereunto set our hands on the 4th day of August, 2016.

Jonathan W. Romero

Sarah M. Romero (fka Sarah M. McGrady)

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Jonathan KBH Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Jonathan W. Romero and Sarah M. Romero, 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 4th day of August, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand an official seal this the 4th day of August, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener 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 4th day of August, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County