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

MAP: 073120
PARCEL: 082.00

NEW OWNER'S ADDRESS:
Lawrence E. Duran and Christopher A. Hodge
2418 Vale Lane
Nashville, TN 37214

SEND TAX BILLS TO:
Farmington Mortgage
2002 Richard Jones Rd. Ste 300A
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20160076318 DEEDQC
Recvd: 08/31/16 14:36 2 pgs
Fees:17.00 Taxes:0.00
20160831-0091517

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO CORRECT & ESTABLISH TENANTS IN COMMON

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 in common with right of survivorship, I Lawrence E. Duran, **(Grantors),** by these presents do hereby quitclaim and convey all of my 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 Lot No. 132, on the Plan of Revision of Section One, Sunset View, of record in Book 2663, Page 27 and 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence E. Duran by Warranty Deed dated 6/1/10 from Kevin A. Marcy and Pamela J. Marcy of record in Instrument No. 20100604-0043241, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2418 Vale Lane, Nashville, TN 37214

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 Lawrence E. Duran, a single man and Christopher Hodge, a single man as tenants in common with rights of survivorship, 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 26th day of August, 2016.

Lawrence E. Duran

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Lawrence E. Duran, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 26th 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, 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 26th 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 26th 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