# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/12/16 14:40 3 pgs
Fees:17.00 Taxes:0.00
**20160912-0095764**

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of September, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jeremy James Gwaltney | SAME AS NEW OWNER | 087090086.00 |
| (NAME) 4824 Myra Drive | (NAME) | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chelsea D. France, a single woman**, hereinafter called the Grantor(s), has quitclaimed unto **Jeremy James Gwaltney, a single person**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Final Plat of New Hope Estates, Phase One, of record in Plat Book 9700, page 319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 416 Equity, LLC by deed from CitiBank, N.A., as Trustee, dated 06/05/2012, of record in Instrument No. 20120803-0069317, said Register's Office. Being the same property further conveyed to JEREMY J. GWALTNEY, A SINGLE PERSON AND CHELSEA D. FRANCE, A SINGLE PERSON, by deed from 416 EQUITY, LLC, of record in Instrument No. 20150224-0015761, dated February 20, 2015, said Register's Office. The same Jeremy J. Gwaltney being one in the same as Jeremy James Gwaltney.

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 4824 Myra Drive, Hermitage, TN 37076.

Witness my hand this 3 day of September 2016.

Chelsea France

Chelsea D. France

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chelsea D. France the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of September 2016.

Carin A. Koop

Notary Public

My Commission Expires: 3-4-19

(SEAL)



# CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or 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.

Tammy Duncan

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Morgan

Notary Public

My Commission Expires: 3-27-18




(SEAL)