THIS INSTRUMENT WAS PREPARED BY:
EMILY C. GREEN, BPR #033317
The Fleming Law Firm & Mediation Center
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(From Information Supplied: No Title Examination)

BILL GARRETT, Davidson County
Trans:T20160088389 DEEDQC
Recvd: 10/07/16 07:54 3 pgs
Fees:17.00 Taxes:0.00
20161007-0106110

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Elizabeth McGuffin Kessens	Wells Fargo Bank, N.A.	062020B23400CO
4525 Hawthorn Drive	101 North Phillips Avenue	
Nashville, TN 37214	Sioux Falls, SD 57104	

FOR AND IN CONSIDERATION in conjunction with a divorce in case number 16D1224, Third Circuit Court of Davidson County, Tennessee, the receipt of which is hereby acknowledged, the undersigned **CARROL DAVID KESSENS,** conveys and quitclaims unto **ELIZABETH A. MCGUFFIN KESSENS,** all of his right, title and interest, marital or otherwise, in and to the following described real property of record in in instrument no. 20120727-0066432, Register's Office for Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 210 on the plan of ABBINGTON PARK, PHASE ONE, SECTION FIVE, A PLANNED UNIT DEVELOPMENT, as of record in Instrument No. 20060113-0005368, in the Register's Office for Davidson County, Tennessee, to which plate reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Angeline M. Bain from Beezer Homes Corp, by Deed dated September 1, 2006, as Instrument No. 200609060109766, in the Register's Office for Davidson County, Tennessee.
>
> Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
>
> 1. Subject to the building restriction lines, easements, rights of way, notes, terms, conditions, restrictions, and other

criteria as shown on the Plat(s) recorded in Instrument Number 200302130020075 and Instrument Number 200602020012846, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowner's Association of record in Instrument Number 200303030027405, Register's Office for Davidson County, Tennessee.

3. Bylaws of record in Instrument Number 200303030027406, Register's Office for Davidson County, Tennessee.

4. Stormwater detention agreement as recorded in Instrument Number 200301090004246, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Instrument Number 200404070039568, Instrument Number 200404150042646, Instrument Number 200502010011847, Instrument Number 200502010011848, and Instrument Number 200602020012845, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4525 Hawthorn Drive, Nashville, TN 37214.

And now, **CARROL DAVID KESSENS**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey all property interest unto **ELIZABETH A. MCGUFFIN KESSENS**, her 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, the Grantor, **CARROL DAVID KESSENS,** has hereunto set his hand on this the 03 day of October, 2016.

CARROL DAVID KESSENS

CONNIE M. ALLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 3, 2020
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARROL DAVID KESSENS,** the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Robertson, Tennessee this 3rd day of October 2016.

NOTARY PUBLIC — **My Commission Expires** March 3, 2020

I hereby swear or affirm that the actual consideration for this transfer is the covenants contained in the divorce decree.

AFFIANT

Sworn and subscribed before me, this the 3rd day of October 2016.

NOTARY PUBLIC — **My Commission Expires** March 3, 2020

CONNIE M. ALLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 3, 2020
ROBERTSON COUNTY