BILL GARRETT, Davidson County
Trans:T20160097398 DEEDQC
Recvd: 11/03/16 11:00 3 pgs
Fees:17.00 Taxes:0.00
20161103-0116410

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills to:	Map Parcel Numbers
JERILYN NANCY SAWYER 4457 Eatons Creek Road Nashville, TN 37218	**Same**	05800019200

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Rosana Elizabeth Gambino**, the Grantor, by these presents does hereby quitclaim and convey unto **Jerilyn Nancy Sawyer**, her heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

See Exhibit "A" attached.

This improved property is known as 4457 Eatons Creek Road, Nashville, Tennessee 37218.

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

This deed prepared based upon information provided by the parties without certification or examination of title by the preparer.

Witness my hand this 2nd day of November, 2016.

ROSANA ELIZABETH GAMBINO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named, **Rosana Elizabeth Gambino**, the 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 at Nashville, Tennessee this 2nd day of November, 2016.

Kathy A. Culligan
Notary Public

My commission expires: 5/6/19

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in the case styled *Jerilyn Nancy Sawyer v. Rosana Elizabeth Gambino,* Docket No. 16D-1189, Circuit Court for Davidson County, Tennessee.

Rosana Elizabeth Gambino, Affiant

Subscribed and sworn before me, this 2nd day of November, 2016.

Kathy A. Culligan
Notary Public

My commission expires: 5/6/19

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).

Exhibit A

LAND in the First Civil District of Davidson County, Tennessee, beginning at a stake in the center of Eatons Creek, said stake being the southwest corner of the Harold Glaus tract, the southeast corner of the Arlene Johnson tract and the northwest corner of the Elsie Carrington tract; thence North 85° West 898.5 feet and crossing the Eatons Creek Road, to a 24" ash tree; thence South 5° West 157.5 feet to a 48" ironwood tree; thence South 87° 30' East 943.5 feet and crossing again the Eatons Creek Road, to a stake in the center of Eatons Creek; thence along the center of Eatons Creek, running generally North 1° East 137.5 feet to the point of beginning, containing 3.1 acres more or less.

INCLUDED but expressly EXCLUDED from the above legal description is that portion of property conveyed to the State of Tennessee by Warranty Deed dated June 11, 1991, and recorded June 13, 1991, of record in Book 8373, Page 820, Register's Office for Davidson County, Tennessee.

Also INCLUDED but expressly EXCLUDED from the above legal description is that portion of property conveyed to E. R. Rutherford by Quitclaim Deed dated October 7, 2002, and recorded October 8, 2002, of record in Instrument Number 20021008-0122741, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billie Faye Ames by Quitclaim Deed from Roberta Fitts, unmarried, of record in Book 8681, Page 581, Register's Office for Davidson County, Tennessee, dated July 22, 1992, and recorded on July 22, 1992. The said Roberta Fitts having reserved a life estate interest unto herself in the subject property in said deed. The said Billie Faye Ames died on March 14, 2014, and by her Last Will and Testament filed as Probate Docket Number 14P-732 in the Seventh Circuit Court for Davidson County, Tennessee, devised the subject property to her three children, Tony Dwain Ames, Daniel Matthew Ames and Loren Scott Ames. Further, the said Loren Scott Ames a/k/a Scott Ames wasappointed Executor of the Estate of Billie Faye Ames, deceased by Order of said probate court filed on May 7, 2014.

Being also the same property conveyed to Rosana Elizabeth Gambino and Jerilyn Nancy Sawyer by warranty deed of record as Instrument Number 20141121-0107224, Register's Office for Davidson County, Tennessee, from Estate of Billie Faye Ames, Scott Ames aka Loren Scott Ames, Daniel Matthew Ames, and Loren Scott Ames, Trustee of The Tony Dwain Ames Trust created under The Last Will and Testament of Billie Faye Ames filed of record in the Seventh Circuit Court for Davidson County, Tennessee Docket No. 14P732, as devisees under The Last Will and Testament of Billie Faye Ames.