BILL GARRETT, Davidson County
Trans:T20160104904 DEEDQC
Recvd: 11/29/16 13:48 2 pgs
Fees:12.00 Taxes:0.00

20161129-0125166

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in the preparation of this quitclaim deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 28th day of November, 2016.

Notary Public

My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jo Ann Flora and Melinda Ann Hobbs 7120 Somerset Farms Dr. Nashville, TN 37221	New Owner	141070B08400CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Jo Ann Flora, an unmarried woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Jo Ann Flora and spouse, Melinda Ann Hobbs, as joint tenants with rights of survivorship** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 31, SECTION 3, SOMERSET FARMS FIRST REVISION SUBDIVISION, as shown on plat of record in Plat Book 7900, Page 741, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jo Ann Flora, an unmarried woman by Warranty Deed from Christopher L. Dunnahoo and wife, Erin Dunnahoo, recorded on the 9th day of May, 2006 in Instrument No. 20060509-0054276, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 7120 Somerset Farms Dr. Nashville, TN 37221.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of November, 2016.

Jo Ann Flora

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jo Ann Flora,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of November 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018