After Recording Return to:

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Davidson County DEEDQC
Recvd: 12/29/16 14:37 3 pgs
Fees:17.00 Taxes:0.00
20161229-0137039

Map & Parcel:
105-07-0-316.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i)}
[this deed is being executed to update marital status]

New Owner/ Property Being Conveyed
Drew B. Maynard
611 Moore Avenue
Nashville, TN 37203

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 6 day of December, 2016, between DREW B. MAYNARD, a now married man, joined by his spouse, KRISTEN E. HERRINGTON, residing at 611 Moore Avenue, Nashville, TN 37203, collectively hereinafter referred to as "**Party of the First Part**" and DREW B. MAYNARD, a married man, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING THE EASTERLY ONE-HALF OF LOT NO. 38 ON THE PLAN OF SUBDIVISION OF THE MOORE PROPERTY, OF RECORD IN BOOK 137, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID PART OF LOT NO. 38 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MOORE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 148 1/4 FEET, MORE OR LESS, TO AN ALLEY.

510-274800

LenderLive Settlement Services
1044 Main Street, Suite 700
Kansas City, MO 64105

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO DREW B. MAYNARD, UNMARRIED BY DEED FROM RICHARD JENNINGS, DATED OCTOBER 14, 2009 AND RECORDED OCTOBER 27, 2009, AS INSTRUMENT NO. 20091027-0089810, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 611 Moore Avenue, Nashville, TN 37203
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

DREW B. MAYNARD **KRISTEN E. HERRINGTON**

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 6 day of December, 2016, before me personally appeared **DREW B. MAYNARD** and **KRISTEN E. HERRINGTON** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 10/7/2019

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

DREW B. MAYNARD

Subscribed and sworn to before me this 6 day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 10/7/2019

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Britney Wood, 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.

Britney Wood
Signature

Britney Wood

State of Missouri

County of Jackson

Personally appeared before me, [Theresa A. Ramsey], a notary public for this county and state, [Britney Wood] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa A. Ramsey
Notary's Signature

My Commission Expires: 2-19-17
Notary' Seal (if on paper)

THERESA A. RAMSEY
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Feb. 19, 2017
Commission # 13409461