BILL GARRETT, Davidson County
Trans:T20170000885 DEEDQC
Recvd: 01/04/17 15:32 2 pgs
Fees:12.00 Taxes:0.00
20170104-0001032

OATH OF VALUE

The actual consideration exchanged for the property in this transaction was $0.00.

Affiant: James Laster

Witness my hand and official seal, this 29th day of Dec, 2016.

Notary Public
My commission expires: 9/1/2020

JUNE N. TULL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Ralph Carter, Attorney at Law, Carter Law, PLLC
1616 Westgate Circle, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNERs:	**SEND TAX BILL TO:**	**MAP AND PARCEL NO.**
Stacy Sellers and LaTandra Laster 1002 Chicamauga Avenue Nashville, TN 37206	New owners	82-8-375

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on this the 29 day of Dec 20 16 by and between James Laster Grantor ("Grantor"), and Stacy Sellers and LaTandra Laster, Grantees;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and forever quitclaim in equal shares to Grantees, Grantees' heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described real estate TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 2, Block E on the plan of East Wood Addition, Dr. E.T. Brown's Resubdivision of the Stratton and Seymour and L.T. Baxter Lands, of record in Book 332, Page 63, said Register's Office.

Said Lot No. 2 fronts 50.0 feet on the southerly margin of Chicamauga Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James Laster, Stacy Sellers, and LaTandra Laster via Affidavit of Heirship recorded as Instrument No. 20161219-0132834 and filed on December 19, 2016, Register's Office for

Davidson County, Tennessee.

The above-described property is improved property commonly known as 1002 Chicamauga Avenue, Nashville, Tennessee 37206.

The source of Grantor's equitable interest is an Affidavit of Heirship recorded as Instrument No. 20161219-0132834 and filed on December 19, 2016, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS DEED WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES HERETO, AND THE LEGAL DESCRIPTION OF THE PROPERTY WAS OBTAINED FROM THE HEREIN-REFERENCED DEED, WHICH WAS ALSO PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED PRIOR TO THE DRAFTING OF THIS DOCUMENT. ACCORDINGLY, THE DRAFTER OF THIS DOCUMENT MAKES NO WARRANTY ABOUT THE STATUS OF TITLE TO THE SUBJECT PROPERTY OR THE INFORMATION CONTAINED HEREIN.

Witness my hand this 29th day of Dec, 2016.

James Laster, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said State, the within named Grantor, James Laster, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 29th day of, Dec, 2016.

Notary Public
My commission expires: 9/7/2020

DAVIDSON COUNTY
JUNE N. TULL
STATE OF TENNESSEE
NOTARY PUBLIC