BILL GARRETT, Davidson County
Trans: T20170003489 DEEDQC
Recvd: 01/12/17 16:12 2 pgs
Fees: 12.00 Taxes: 0.00
20170112-0003979

OATH OF VALUE

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

Affiant: LaTandra Laster

Witness my hand and official seal, this 12th day of, January, 2017.

Notary Public
My commission expires: Jan. 13 2020

RALPH CARTER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 13, 2020

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 1002 Chicamauga Avenue Nashville, TN 37206	New owner	82-8 315

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on this the 12 day of January 2017 by and between LaTandra Laster as Grantor ("Grantor"), and, Stacy Sellers as Grantee ("Grantee")

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 to Grantee, Grantee's 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.

BEING the same property whereby, via Quitclaim Deed, James Laster transferred his share of said property in equal shares to Stacy Sellers and LaTandra Laster, recorded as Instrument No. 20170104-0001032 and filed on January 4, 2017, 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, and a Quitclaim Deed, recorded as Instrument No. 20170104-0001032 and filed on January 4, 2017, 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 12 day of January, 2017.

Latandra 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, LaTandra 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 12th day of January, 2017.

RALPH CARTER STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 13, 2020

Notary Public
My commission expires: January 13, 2020