BILL GARRETT, Davidson County
Trans:T20170011964 DEEDQC
Recvd: 02/09/17 10:05 2 pgs
Fees:17.00 Taxes:0.00
20170209-0013605

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 061040
PARCEL: 052.00

NEW OWNER'S ADDRESS:
Melchor A. Calignaoan and Sharon T. Calignaoan
4907 Log Cabin Road
Nashville, TN 37216

SEND TAX BILLS TO:
Cenlar Mortgage
PO Box 77404
Ewing, NJ 08628

QUITCLAIM DEED
FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANTS IN COMMON

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common with right of survivorship, I, Melchor A. Calignaoan, an unmarried man, **(Grantor),** by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Marina C. McGaugheys Second Subdivision of a part of Tract No. 4 in A.J. McGaugheys Section Second Haysboro Subdivision, not of record, described according to a survey made by John Kohl and Company, P.C., TN #100, dated May 17, 1990, as follows:

Beginning on the Westerly margin of Log Cabin Road, a the common corner of Lot Nos. 18 and 19; thence with the line between said two lots, Westwardly 213.2 feet to the Easterly line of Lot No. 11; thence with the Easterly line of Lots 11 and 12, Southwardly 100.05 feet to the common corner of Lots Nos. 17 and 18; thence with the line between said two lots, Eastwardly 219.2 feet to the Westerly margin of Log Cabin Road; thence with the Westerly margin of said Road, Northwardly 100 feet to the point of beginning.

Being the same property conveyed to Melchor A. Calignaoan, an unmarried man by Warranty Deed dated 2/12/16 from Carol E. McHone, unmarried of record in Instrument No. 20160217-0014795, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4907 Log Cabin Road, Nashville, TN 37216.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Melchor A. Calignaoan, an unmarried man and Sharon T. Calignaoan, an unmarried woman, as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 7th day of February, 2017.

Melchor A. Calignaoan

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa Heavener, a Notary Public at Large, the within named Melchor A. Calignaoan, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 7th day of February, 2017.

Melissa Heavener
Notary Public

My Commission Expires:__/____

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 7th day of February, 2017.

Melissa Heavener
Notary Public

My Commission Expires:__/__/__

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 7th day of February, 2017.

Melissa Heavener
Notary Public

My Commission Expires:__/__/__

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019