 THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 3rd day of February, 2017. Notary Public My commission expires: 1-15-19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
640 Broadmor St Ste 100
Murfreesboro, TN 37129

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Janacine Rogers **Lacey M McLaughlin**	**SAME**	**162-05-0 216.00**
316 Ocala Ct South	**SAME**	
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Janacine Rogers, AN UNMARRIED WOMAN,** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Janacine Rogers, AN UNMARRIED WOMAN and Lacey M McLaughlin, an UNMARRIED WOMAN** "GRANTEE(S)", her successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE PLAN OF HICKORY VALLEY, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 86. IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRITION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JANACINE ROGERS BY WARRANTY DEED FROM MARTIN K. SCHMITT AND WIFE, KELLY D. SCHMITT, RECORDED ON JUNE 15, 2005 IN INSTRUMENT NUMBER 20050615-0068687, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS INCLUDING THOSE OF RECORD IN BOOK 4460, PAGE 86; BOOK 4604, PAGE 526; BOOK 4630, PAGE 548; BOOK 5967, PAGE 773, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is **improved** property known as **316 OCALA COURT SOUTH, NASHVILLE, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20170012954 DEEDQC
Recvd: 02/13/17 10:50 2 pgs
Fees:12.00 Taxes:0.00
20170213-0014657

Janacine Rogers

Janacine Rogers

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Janacine Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the forgoing instrument for the purpose therein contained.

Witness my hand this 2nd day of February, 2017.

Notary Public

