THIS INSTRUMENT WAS PREPARED BY:
KARLA C. MILLER & ASSOCIATES, PLLC
631 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
FROM INFORMATION FURNISHED BY THE PARTIES

BILL GARRETT, Davidson County
Trans:T20170017361 DEEDQC
Recvd: 02/28/17 14:01 2 pgs
Fees:12.00 Taxes:0.00
20170228-0019856

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is Zero.

Affiant

SCELLYN A. KOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me on this 28th day of February, 2017.

Notary Public
My commission expires: 11/5/2019

Address New Owner as Follows:
Neal B. Hilton
706 47th Avenue N.
Nashville, TN 37209

Send Tax Bills to:
Same

Map-Parcel
091-12-0-077.00

QUITCLAIM DEED

WHEREAS, Katie A. Hilton, ("Grantor") and Neal B. Hilton ("Grantee") are married and are going through a divorce; and

WHEREAS, this is a transfer of property by married persons and is not subject to taxation; and

WHEREAS, Grantor has agreed to quitclaim all of her right, title and interest in and to the tract of land described herein below.

NOW, THEREFORE, for and in consideration of the mutual promises and agreements contained in the Marital Dissolution Agreement executed by the parties and filed in the case of Katie A. Hilton v. Neal B. Hilton, Davidson County Third Circuit Court Case No. 16D-2309, Katie A. Hilton, the Grantor, does hereby convey, remise, release and forever quitclaim unto Neal B. Hilton, the Grantee, his heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Being Lot Nos. 37 and 39 of Block No. 100 in Plan No. 1 West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 37 and 39 front 25 feet each on the Easterly side of 47th Avenue North, formerly Sixth Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Neal B. Hilton and Katie A. Hilton, husband and wife, by Warranty Deed of record at Instrument No. 20130306-0022095, Register's Office for Davidson County, Tennessee.

Said property is improved property known as 706 47th Avenue North, Nashville, TN 37209.

This conveyance is subject to any and all plats, easements, restrictions and any other matters of record.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KARLA C. MILLER & ASSOCIATES, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 15th day of February, 2017.

KATIE A. HILTON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

KATIE A. HILTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2017.

JOELLYN A. KOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 11/5/2019