BILL GARRETT, Davidson County
Trans:T20170017639 DEEDQC
Recvd: 03/01/17 10:59 2 pgs
Fees:17.00 Taxes:0.00
20170301-0020149

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

MAP: 017000
PARCEL: 266.00

NEW OWNER'S ADDRESS:
Kevin D. & Gail Weiser
1515 Union Hill Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
CMG Mortgage, Inc. dba CMG Financial
3160 Crow Canyon Rd., Suite 400
San Ramon, CA 94583

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

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 by the entirety, I, Kevin D. Weiser, (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 the 10th Civil District of Davidson County, Tennessee, according to an unrecorded survey by Donald R. Carver, Surveyor, License No. 271, dated December 17, 1979, as follows:

Beginning at an iron pin, now a power pole, on the South margin of Union Hill Road, same being the Northwest corner of this tract and the Northeast corner of the Shelby Greer property; thence, with the South margin of Union Hill Road South 85 degrees 20 minutes East 183.00 feet to an iron pin; thence leaving the road South 4 degrees 43 minutes West 700.00 feet to an iron pin; thence, South 57 degrees 46 minutes West 308.98 feet to a stake in the original West line fence; thence, generally with fence for the next six calls; North 27 degrees 47 minutes East 100.00 feet to a white oak; thence, North 38 degrees 12 minutes East 138.5 feet to a white oak; thence, North 23 degrees 00 minutes East 128.00 feet to a hickory tree; thence, North 10 degrees 14 minutes East 323.0 feet to a dead elm stump in fence corner; thence, North 36 degrees 15 minutes West 156.0 feet to a corner post; thence, North 5 degrees 15 minutes West 119.0 feet to an iron pin; the point of beginning.

Being the same property conveyed to Kevin D. Weiser, an unmarried man by Special Warranty Deed dated 12/12/03 from Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee of record in Instrument No. 20031217-0180094, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1515 Union Hill Road, Goodlettsville, TN 37072.

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 Kevin D. Weiser and Gail Weiser, husband and wife, 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 23rd day of February, 2017.

Kevin D. Weiser

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Kevin D. Weiser, the Bargainor, 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 23rd day of February, 2017.

Karen B. Heavener — My Commission Expires: 7/8/19
Notary Public

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand an official seal this the 23rd day of February, 2017.

Karen B. Heavener — My Commission Expires: 7/8/19
Notary Public

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

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

Affiant

Sworn and subscribed before me, this the 23rd day of February, 2017.

Karen B. Heavener — My Commission Expires: 7/8/19
Notary Public

Karen B. Heavener
State of Tennessee Notary Public
Davidson County