This Instrument Prepared By & Return To:
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

Davidson County DEEDQC
Recvd: 03/03/17 09:50 2 pgs
Fees:12.00 Taxes:0.00
20170303-0021153

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND FOUNDATION TITLE AND ESCROW SERIES, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Michael A & Chaise S. Flanders	Gardner Financial Services	053 12 0 224.00
501 Sandy Cove	3503 Paesanos Pkwy	
Old Hickory, TN 37138	San Antonio, TX 78231	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Michael A. Flanders, married** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Chaise S. Flanders, married** GRANTEE, all right, title and interest in the said property listed below:

Land in Davidson County, TN, being Lot No. 1, Villas of Lakemeade, of record in Book 7900, page 530, Register's Office for Davidson County, TN to which reference is hereby made for a more complete description of lot.

Being the same property to Michael A. Flanders, married by Warranty Deed from David Wood recorded November 20, 2013 in Instrument No. 20131120-0119603, Register's Office for Davidson County, Tennessee.

This is improved property located at *501 Sandy Cove., Old Hickory, TN 37138*

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 2nd day of March, 20 17.

Michael A. Flanders

Chaise S. Flanders

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael A. Flanders and Chaise S. Flanders** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2017.

My Commission Expires: 7-24-17

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 2nd day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 7-24-17

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY