This Form furnished by: **GEORGE D. SPANOS, ROGERS, KAMM & SHEA**

FROM:
ERIC LEAR

Davidson County DEEDQC
Recvd: 03/23/17 09:05 4 pgs
Fees:22.00 Taxes:0.00
20170323-0028327

TO:
CARLA D. LEAR

QUITCLAIM DEED

File: GM-TN-40819

New Owner & Address	Taxable Party	Map-Parcel Numbers
Carla D. Lear 513 Cinnamon Place Nashville, TN 37211	SAME	181-01A-165

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None, because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee under Docket No. 16D-933**

Carla Lear

CARLA D. LEAR

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2017.

Amanda Hope Smith

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8.19.2017.

(AFFIX SEAL)

AMANDA HOPE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2017

This Instrument Prepared By:

GEORGE D. SPANOS
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

I, **ERIC LEAR**, do hereby Quitclaim to **CARLA D. LEAR,** all my interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, Being Lot No. 86 on the Plan of Sugar Valley, Section 5, a Planned Unit Development, of record in Instrument No. 20001204-0118880, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being a part of the same property conveyed to Eric Lear and Carla D. Lear by Warranty Deed from Yazdian Construction, Inc, of record in Instrument No. 20030904-0128140, Register's Office for Davidson County, Tennessee.

This is improved property known as: 513 Cinnamon Place, Nashville, Tennessee 37211.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 16D-933.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of February, 2017.

Eric B Lear

ERIC LEAR

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named, **ERIC LEAR**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 28th day of February, 2017.

George Apanovitch

NOTARY PUBLIC

GEORGE APANOVITCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

My Commission Expires: _____

DATE

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/10/17
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY