THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
17-1104TN

Davidson County DEEDQC
Recvd: 03/27/17 15:16 3 pgs
Fees:17.00 Taxes:0.00
20170327-0029827

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Erin A. Britson	Erin A. Britson	06408000300
4840 Cascade Drive	4840 Cascade Drive	
Old Hickory, TN 37138	Old Hickory, TN 37138	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **James H. Britson, unmarried**, hereinafter referred to as the "GRANTOR" and **Erin A. Britson, unmarried**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **James H. Britson, unmarried** has this day quitclaimed unto **Erin A. Britson, unmarried**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 4840 Cascade Drive Old Hickory, TN 37138, County of Davidson to wit:

Being Lot No. 296, on the Plan of Sherwood Forest, Section Four, of record in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James H. Britson and wife, Erin A. Britson by deed from Florence G. McDaniel, unmarried dated 03/25/2010, recorded 3/31/2010 and filed of record in Instrument No 201003310023941 said Register's Office. The said James H. Britson and Erin A. Britson are now divorced per Final Decree of Divorce Docket# 2013-CV-1097 filed 01/08/2014 in The Circuit Court for Sumner County, Tennessee at Gallatin.

Tax Map and Parcel ID is as follows 06408000300

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

Witness my/our hand(s) this 21st day of March, 2017.

James H. Britson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State , **James H. Britson** 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 and official seal at Smyrna, Tennessee this 21st day of March, 2017.

Notary Public

BRITTANY A TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Expiration June 15 2019

I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer $0.00.

Affiant

CARRIE ANN PORTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 22 day of March, 2017.

Notary Public
Commission Expiration

True Copy Certification

I, **Carrie Porter**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

