This instrument prepared by:

W. ETHAN SMARTT, ESQ.
THE STANFORD LAW FIRM
909 HILLSBORO BLVD.
MANCHESTER, TN 37355

Map | Parcel
135 140A 15000CO

QUITCLAIM DEED

This instrument made and entered into this the 30th day of March, 2017, by and between Lee A. Ellard, Grantor, and Cynthia R. Ellard, Grantee.

WITNESSETH:

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, I, Lee A. Ellard, Grantor, hereby convey to Cynthia R. Ellard, Grantee, all of my right, title, and interests in and to the following described real property, located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 150, PINNACLE POINT SUBDIVISION, PHASE IV, of record in Book 6900, Page 524, Register's Office for Davdison County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kenta Thammavong, Doklam Boualavong, and Phousy Boulavang by Instrument No. 20050817-0097764, Register's Office for Davidson County, Tennessee.
Current Source of Title: Instrument # 20070907-0107448
This is improved property known as 632 Rocky Mountain Parkway, Antioch, TN 37013.

WITNESS MY HAND this the 30th day of March 2017.

Lee A. Ellard
LEE A. ELLARD

New Owner | Send Tax Bills To:
Cynthia R. Ellard
632 Rocky Mountain Pkwy.
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans: T20170030052 DEEDWARR
Recvd: 04/10/17 13:37 2 pgs
Fees: 12.00 Taxes: 0.00
20170410-0034896

STATE OF TENNESSEE

COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary public, **LEE A. ELLARD**, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Manchester, Tennessee, this 30 day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 9.12.17

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lee A. Ellard
Affiant

Subscribed and sworn to before me this the 30 day of March, 2017.

Notary Public

My Comm. Exp.: 9.12.17

KARISSA MCCORMICK NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY