"THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES AND NO TITLE SEARCH PERFORMED"

Address of New Owner
Albert Foster Frakes, Jr.
2406 Chapman Drive
Nashville, TN 37206

Send Tax Bills To:
Same as Above

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
1000 Pleasant Grove Place
Mt. Juliet, TN 37122

Map/Parcel ID: 083 11 0 153.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid to the undersigned, **Betty Anne Frakes**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and to carry out the terms of a Marital Dissolution Agreement incorporated into the Final Decree of Divorce and entered in Case No. 2012-DV-91 in the General Sessions Court for Wilson County, Tennessee, the said **Betty Anne Frakes**, does hereby convey and Quitclaim unto **Albert Foster Frakes, Jr.**, his heirs and assigns, all of her right, title and interest in and to the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Eastland Acres, Section II, of record in Book 2331, page 7, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Albert Foster Frakes, Jr. and wife, Betty Anne Frakes, of record in Deed Book 10247, Page 861, Register's Office for Davidson County, Tennessee.

This is improved property known as 2406 Chapman Drive, Nashville, TN 37206

WITNESS MY HAND this 17 day of April, 2017.

Betty Anne Frakes

Betty Anne Frakes

BILL GARRETT, Davidson County
Trans:T20170032531 DEEDQC
Recvd: 04/18/17 13:34 2 pgs
Fees:12.00 Taxes:0.00
20170418-0037833

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Betty Anne Frakes, with whom I am personally acquainted, (or provided to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 17 day of April, 2017.

Notary Public

My Commission Expires: 5/26/2020

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 17 day of April, 2017.

Notary Public

My Commission Expires: 5/26/2020

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.