BILL GARRETT, Davidson County
Trans:T20170039441 DEEDQC
Recvd: 05/09/17 12:07 3 pgs
Fees:17.00 Taxes:0.00
20170509-0045998

THIS INSTRUMENT PREPARED BY:

Sarah Richter Perky, Esq.
THOMPSON BURTON, PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
615-716-2282
615-461-1737 – fax

FROM: Jason Latham ("Grantor")
3712 Yelton Drive
Nashville, Tennessee 37211

TO: Gaylene Latham ("Grantee")
4713 Danby Drive
Nashville TN 37211

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO:**
Gaylene Latham 4713 Danby Drive Nashville TN 37211	Same	133 13 0 075.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Zero and Dollars no/100 ($0.00), and in accordance with the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court of Davidson County, Tennessee, Case #15D-2088, I, Jason Latham, by these presents do hereby quitclaim and convey to Gaylene Latham, her heirs and assigns, my entire undivided interest in and to the following described real property:

Land in Davidson County, Tennessee as set forth in **Exhibit A** attached hereto.

Being the same property conveyed from Closing USA, LLC to Jason Latham and Wife, Gaylene Latham, by Quitclaim Deed on the 11th day of May 2011, of record as Instrument No. 20110523-0039312 in the Register's Office for Davidson County, Tennessee.

This improved property is known as 4713 Danby Drive, Nashville TN 37211

THIS CONVEYANCE is made subject to all applicable easements, restrictions and building setback lines of record in said Register's Office for Davidson County, Tennessee.

AND NOW, I, the said, Jason Latham, do hereby quitclaim and convey unto Gaylene Latham, her heirs and assigns, all of my interest in the property herein above described and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS the execution of this deed on the day and year first above written.

Jason Latham

STATE OF TENNESSEE ,
COUNTY OF Williamson

On this the 9 day of May, 2017, before me personally appeared Jason Latham to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as her free act and deed.

NOTARY PUBLIC
My Commission Expires: _____

R.L.G. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2020

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is Zero and Dollars ~~Zero~~ ($0.00).

Jason Latham

Subscribed and sworn to before me this 9 day of May, 2017.

NOTARY PUBLIC
My Commission Expires: _____

R.L.G. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2020

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

Schedule A

the land referred to herein below is situated in the County of Davidson, State of TN, and is described as follows:

Land in Davidson County Tennessee, being lot no. 104 on the plan of Abbay hall section i, as of record in plat book 2331, page 18, register's office for Davidson County, Tennessee to which plan reference is made for a more complete description.

PER DEED RECORDED ON 12/06/06 in Inst. No. 20061206-0150891 in the REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

True Copy Certification

I, Robert A. Vento, 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.

/Robert A Vento
Signature

State of New York

County of Monroe

Personally appeared before me, Pamela Coons, a notary public for this county and state, Robert A. Vento 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: 6/23/2011
Notary' Seal (if on paper)

Pamela K. Coons
NOTARY PUBLIC - STATE OF NEW YORK
No. 01CO6094649
Qualified in Monroe County
My Commission Expires June 23, 2011

EXHIBIT
tabbies
A

JRL