BILL GARRETT, Davidson County
Trans:T20170043934 DEEDQC
Recvd: 05/24/17 08:20 2 pgs
Fees:12.00 Taxes:0.00
20170524-0051373

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught
The Law Offices of Jonathan S. Faught, LLC
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Julie Atkins 942 Trinity Court Willow Park, TX 76087	Same	120.09-0-004.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James Everett Wingate ("Grantor"), hereby this day grant, bargain, sell, transfer, and convey unto Julie Atkins ("Grantee"), all his rights, title and interest in and to the following real property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Glengarry Park, Section One, as shown by Plat Book 2663, Page 72, Register's office for Davidson County, Tennessee, to which reference is made for the complete description.
>
> This improved Property is known as: 527 Glengarry Drive, Nashville, TN 37217.

Being the same property conveyed to James Everett Wingate as beneficiary of the estate of Charles Herman Wingate by will of record in the Davidson County Probate Court Case No. 17P692, probated as a muniment of title.

WITNESS MY HAND this the 20 day of May, 2017.

James Everett Wingate

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, a Notary Public of this County, James Everett Wingate, the within named bargainor, 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 this 20 day of May, 2017.

KRISTINE SHARP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires: 08/16/2020

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX PURPOSES IS ONE AND NO/100 DOLLARS ($1.00).

Affiant

Sworn and subscribed to before me this 22nd day of May, 2017.

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10/29/2017