BILL GARRETT, Davidson County
Trans:T20170045836 DEEDQC
Recvd: 05/31/17 08:39 2 pgs
Fees:12.00 Taxes:0.00
20170531-0053716

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<br>942 Trinity Court<br>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, Charles Herman Wingate, Jr. ("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 Charles Herman Wingate, Jr. 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 12th day of May, 2017.

Charles H Wingate Jr
Charles Herman Wingate, Jr.

STATE OF Georgia )
COUNTY OF Muscogee )

Personally appeared before me, a Notary Public of this County, Charles Herman Wingate, Jr., 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 12th day of May, 2017.

Notary Public

JEFFREY FARMER
NOTARY PUBLIC
MUSCOGEE COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 7, 2020

My commission expires: 6/7/2020

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

Charles H Wingate Jr
Affiant

Sworn and subscribed to before me this 12th day of May, 2017.

Notary Public

My Commission Expires: 6/7/2020