17-CD-240

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Land Title South Inc.
3326 Aspen Grove Drive, 400
Franklin, TN 37067
File No.: 17-CD-240

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
Michael Guy Andress 5705 Morrow Road Nashville, TN 37209	Franklin American 6100 Tower Circle Franklin, TN 37067	091-06-0K-002.00

THIS INDENTURE made this 31 day of MAY, 2017between, Joann Toms Andress, a single woman, First Parties and Michael G. Andress, a single man, Second Parties:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Unit B, 5707 Morrow Road Townhomes, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141027-0098638, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Guy Andress, a single man and Joann Toms Andress, a single woman by Warranty Deed from Nashville Intown Development Co., Inc. dated September 4, 2015 and recorded September 9, 2015 of record in Instrument No. 20150909-0091545, register's Office for Davidson County, Tennessee.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee so that neither Grantor nor any other person claiming under him shall at any time, claim or demand any right, title or interest to the said tract of land, or its appurtenances.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

BILL GARRETT, Davidson County
Trans:T20170049821 DEEDQC
Recvd: 06/12/17 10:47 2 pgs
Fees:12.00 Taxes:0.00
20170612-0058535

Witness my hand and seal this 31 day of May, 2017.

Joann Toms Andress

Joann Toms Andress

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joann Toms Andress, a single woman, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 31 day of May, 2017.

Hannah Cutshall

Notary Public

HANNAH CUTSHALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires
February 23, 2021

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Annika Truman

Affiant

Subscribed and sworn to before me this 31 day of May, 2017.

Hannah Cutshall

Notary Public

My Commission Expires
February 23, 2021

My Commission Expires: _____

HANNAH CUTSHALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY