THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS
Rachel Renee Uselton
306 Rosehill Drive
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20170056717 DEEDQC
Recvd: 07/03/17 12:13 2 pgs
Fees:12.00 Taxes:0.00
20170703-0066746

MAP: 025070
PARCEL: 037.00

SEND TAX BILLS TO:
Capital Bank
12195 Metro Parkway, Suite 2
Fort Myers, FL 33966

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, Christopher Glenn Uselton, married, Grantor, by these presents do hereby quitclaim and convey unto Rachel Renee Uselton, unmarried, Grantee, her successors and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 44 on the Plan of Ranchwood Estates, Section III, Goodlettsville, Tennessee, of record in Plat Book 3300, Page 59, in the Register's Office for Davidson County, Tennessee. Said Lot No. 44 fronts 154 feet on the Southerly side of Rosehill Drive and runs back between lines, 350 feet to the Easterly line and 289.05 feet on the Westerly line to a dead line in the rear upon which it measures 12.46 feet.

Being the same property conveyed to Rachel Renee Uselton, unmarried and Christopher Glenn Uselton, married and joint tenants with right of survivorship by Quitclaim Deed dated 2/22/07 from Rachel Renee Uselton, unmarried and Paul R. Uselton and wife, Glenda Foxall Uselton of record in Instrument No. 20070227-0024072, and by Warranty Deed dated 12/29/06 from Linda J.P. Hendricks, unmarried of record in Instrument No. 20070103-0000909, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

This is (X) improved ( ) unimproved property known as: 306 Rosehill Drive, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 21st day of June, 2017.

Christopher Glenn Uselton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christopher Glenn Uselton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2017.

Notary Public

My Commission Expires: ~~7/8/19~~ 3/3/20

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 21st day of June, 2016.

Notary Public

My Commission Expires: ~~7/8/19~~ 3/3/20

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY