BILL GARRETT, Davidson County
Trans:T20170058915 DEEDQC
Recvd: 07/10/17 15:52 2 pgs
Fees:12.00 Taxes:0.00

20170710-0069355

**THIS INSTRUMENT PREPARED BY:**

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

**QUITCLAIM DEED**

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Fernwood Ranch LLC<br>311 12th Ave. So.<br>Nashville, TN 37203 | New Owner | 072-07-0-242.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Laurie Adams Read FKA Laurie Adams, Married,** by these presents do hereby quitclaim and convey unto **Fernwood Ranch, LLC, a Tennessee Limited Liability Corporation,** all it's right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being the Easterly part of Lot No. 30 and All of 31 on the Plan of The Waters Place on Maxey Lane of record in Plat Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning on the Southerly margin of Oakhurst Avenue at the corner of Lots Nos. 31 and 32; thence, with the line between said two lots Southwardly 150 feet to the Northerly margin of an alley; thence, with said alley, Westwardly 128.75 feet to the Southeast corner of the property conveyed to Margaret Gwin of Deed from R. B. Baxensale of record in Book 919, Page 87, Register's Office for Davidson County, Tennessee; thence with Gwin's Easterly line, Northwardly 157 feet, more or less to the Southerly margin of Oakhurst Avenue; thence with said Avenue, Eastwardly 80.5 to the Beginning.**

**Being the same property conveyed to Laurie Adams, unmarried, by Warranty Deed from Dorcia A. Godbolt, unmarried, of record in Instrument No. 20160323-0027730 in the Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on March 23, 2016.**

**This improved land is also known as 1304 Oakhurst Dr., Nashville, TN 37216-3206.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 7th day of July 2017.

Affiant

My commission expires: 5.3.21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7TH day of JULY 2017.

**Laurie Adams Read FKA Laurie Adams**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laurie Adams Read, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 7TH day of JULY 2017.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Matthew Read, spouse of Laurie Adams Read, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

**Matthew Read**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Read, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 7TH day of JULY 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021