510-289076

LenderLive Settlement Services
1044 Main Street, Suite 700
Kansas City, MO 64105

PREPARED BY:
D. SCOTT PARSLEY
PARSLEY, PARSLEY & STRICKLAND
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Nashville, TN 37201

Davidson County DEEDQC
Recvd: 07/11/17 13:41 4 pgs
Fees:22.00 Taxes:0.00
20170711-0069724

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **TINA FAY REEDER**, for and in consideration of the Marital Dissolution Agreement between the parties, do hereby bargain, sell, release, remise, quitclaim and convey unto **NATHAN TODD REEDER**, his heirs and assigns, all my right, title and interest in and to the following described real estate, to-wit:

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

Beginning in the center of Higdon Road, formerly Cotton Patch or Floto Mill Road, in the westerly line of Leon Gilbert's property; thence with said line, south 10° west 550 feet, more or less, to a twin oak tree in the northerly line of the Gilbert property; thence with said line north 87° 30' west 970 feet to a spike in the center of Higdon Road, thence with the center of Higdon Road as follows: North 36° east 200' feet, north 32° 30' east 200', north 33° 30' east, 400 feet, north 58° east 300 feet, south 47° 30' east 485 feet to the beginning, containing 11.94 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYENCE ARE THE FOLLOWING: 1) a 1.12 +/- acre tract conveyed by Grace May Davidson to James Edward Wilson and wife, Carol Lorene Wilson by deed dated 6/29/77 of record in Book 5165, RODCT; 2) a 5.2 +/- acre tract conveyed by Grace May Davidson to M.R. Chester and wife, Thelma V. Chester by deed dated 8/1/77 of record in Book 5178, Page 568, RODCT; and 3) a 3.02 +/- acre tract conveyed by Grace May Davidson to James S. Kazmierkiewicz and wife, Patricia Gay Kazmierkiewicz by deed dated 10/30/78 of record in Book 5357, Page 406, RODCT, to all of which specific reference is hereby made for more particular descriptions of said tracts.

Being the same property conveyed to Grace Mae Davidson by deed from Elgie Ellis Goodman (reserving a life estate), dated 04-14-1969, of record in Book 4325, Page 381, Register's Office for Davidson County, Tennessee.

Grace Mae Davidson remarried become Grace Mae Fiddler and subsequently died single and intestate leaving Willie Mae Bates as her sole heir at law. Willie Mae Bates died testate and by will of record in the Probate Court Clerks Office for Davidson County, Tennessee, Docket #04P-699, also of record in Instrument No. 20050407-0038541, said Register's Office, subject property was devised to Debra B. Crocker.

Further, being the same property conveyed to Nathan Reeder by Quitclaim deed from Debra Crocker, dated 04/07/2005, or record in Instrument No. 20050407-0038542, Register's Office for Davidson County, Tennessee. Being the same property of a correction Quitclaim Deed of record in Instrument No. 20050603-0063140, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said county.

Being the same property conveyed to Nathan Reeder, by deed of Barry H. Downer, of record in Instrument No. 20020514-0058854, Register's Office of Davidson County, Tennessee.

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 this the 18 day of April, 2017.

Tina Reeder

TINA FAY REEDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **TINA FAY REEDER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 18 day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 5/8/18.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm to the best of my knowledge, information and belief, this transfer is pursuant to Marital Dissolution Agreement and is therefore exempt under T.C.A. 67-4-409(a)(3)(E).

Tina Reeder
AFFIANT

Subscribed and sworn to before me this 18 day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 5/8/18.

Address New Owner and
Send Tax Bills To:

Nathan Todd Reeder
5154 Higdon Road
Joelton, TN 37080

True Copy Certification

I, Rhonda Hammond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

RHONDA HAMMOND

Signature
Rhonda Hammond

State of Missouri

County of Jackson

Personally appeared before me, ~~[Name of Notary]~~ EVE ROATH, a notary public for this county and state, Rhonda Hammond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: August 23, 2020
Notary' Seal (if on paper)

EVE ROATH
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Aug. 23, 2020
Commission # 12384400