THIS INSTRUMENT
PREPARED BY:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Davidson County DEEDQC
Recvd: 07/14/17 09:41 3 pgs
Fees:17.00 Taxes:0.00
20170714-0070847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 29th day of June, 2017

My Commission Expires: 11/6/17

GREG EARL LETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

NOTARY PUBLIC

Address New Owners as Follows:
Lorne Nightingale
6141 Hampton Hall Way.
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Map/Parcel No. 098050A03600CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Lorne Nightingale, a married man,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Lorne Nightingale and KaShenia Nightingale, husband and wife,** GRANTEES. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Hampton Hall, Section 1, of record in Plat Book 9700, pages 290 and 291, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Lorne Nightingale, a ,married man by Warranty deed from Kawai Wong and Norma Serrato, husband and wife, dated 6/29/2017 and filed of record in Instrument No. 20170714-0070845, Register's Office for Davidson County, Tennessee.

Improved Property known as: 6141 Hampton Hall Way, Hermitage, TN 37076

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 29th day of June, 2017.

Lorne Nightingale

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, Lorne Nightingale, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 29th day of June, 2017.

Notary Public

My Commission Expires:

11/6/17

FRED FAIRBETTER
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017