This Instrument was prepared by:
Ensley, Baker, and Shade, PLLC
801F, Sunset Dr., Ste. 2
Johnson City, TN 37604
File: TN5252

Return To:
Aspen Title & Escrow, LLC
9724 Kingston Pike, Ste. 208
Knoxville, TN 37922

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, Wendy Elaine Thomas and Jeffrey Scott West, surviving heirs of Helen West, Grantor (s) do hereby quitclaim and convey unto Peggy O. Bell, Grantee (s), their heirs and assigns, all of our right, title and interest in and to certain tracts or parcels of land located Davidson County, Tennessee and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108-B Zone Lot Division Lots 107 and 108 Chelsea of Priest Lake, Section Two-A of record in Plat Book 6350, Page 998, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description.

Being the same property conveyed to Peggy O. Bell, an unmarried woman by Warranty Deed dated 8/12/02 from The Estate of Helen Elaine West of record in Instrument No. 20020906-0108251, and by Deed of record in Book 10195, Page 998, Register's Office for Davidson County, Tennessee.

This deed is being prepared to transfer property described to Peggy O. Bell, from surviving heirs of Helen West, erroneously notated in previous Warranty Deed as The Estate of Helen Elaine West to Peggy O. Bell, of record in Instrument No. 20020906-0108251, in the Register's Office for Davidson County, Tennessee.

Affadavit of Heirship of record in Book *, Page _____, said Register's Office.

*20170823-0086461

This is improved property known as: 3520 Gondola Drive, Antioch, TN 37013

TAX ID # 150 03 0 466.00

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

BILL GARRETT, Davidson County
Trans:T20170073063 DEEDQC
Recvd: 08/23/17 09:49 3 pgs
Fees:17.00 Taxes:0.00
20170823-0086462

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 17th **day of** August, **2017.**

Wendy Elaine Thomas

Wendy Elaine Thomas

~~**Jeffrey Scott West**~~

State of Tennessee
County of Rutherford

Personally appeared before me Joanne Bailliez, **a Notary Public in and for said State and County, appeared Wendy Elaine Thomas ~~and Jeffrey Scott West,~~ surviving heirs of Helen West with whom I am personally acquainted or whom provided satisfactory evidence of such and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.**

Witness my hand and official seal at office this 17th **day of** August, **2017**

JOANNE BAILLIEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires Sept. 25, 2019

Joanne Bailliez

Notary Public
My Commission Expires: 09/25/2019

(seal)

* only Wendy Elaine Thomas appeared before me on 8/17/17

STATE OF TN
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$0.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pauline Wall
Affiant

Sworn to and subscribed before me this 17th day of August, 2017.

JOANNE BAILLIEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires Sept. 25, 2019

Joanne Bailliez
Notary Public

My Commission expires: 09/25/2019

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 17 **day of** August, **2017.**

not present
Wendy Elaine Thomas

Jeffrey Scott West

State of Tennessee
County of Sumner

Personally appeared before me Ferris T. Baker, **a Notary Public in and for said State and County, appeared Wendy Elaine Thomas and Jeffrey Scott West, surviving heirs of Helen West with whom I am personally acquainted or whom provided satisfactory evidence of such and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.**

Witness my hand and official seal at office this 17th **day of** August, **2017.**

Ferris T. Baker
Notary Public
My Commission Expires: 8/20/2019

FERRIS T. BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 8-20-2019

(seal)

STATE OF Tennessee
COUNTY OF Knox

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$0.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of August, 2017.

MALISSA BUCKNER STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public

My Commission expires: 4-28-2020