THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 2850 DEEDQC
09/21/2017 09:31:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20170921-0096713

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robyn Morshead and Karen Lavender 1309 Davidson Street Nashville, TN 37206	Robyn Morshead & Karen Lavender 811 Horner Ave. Nashville, TN 37204	094-045-0-084.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robyn Morshead**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Robyn Morshead and Karen Lavender, as Tenants in Common**, hereinafter called the Grantees, their heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 40 on the revised Plan of Shelby Heights, Section 1, as of record in Book 2330, Page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the northerly side of Davidson Street and extends back 124.5 feet on the westerly line and 134.9 feet on the easterly line to a dead line, measuring 51 feet thereon.

Being the same property conveyed to Robyn Morshead by Warranty Deed from Mridul Bajpai, a married man, filed on 12/14/2016, at Instrument No. 20161214-0131237, Davidson County Register of Deeds.

This is property commonly known as 1309 Davidson Street, Nashville, TN 37206.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 25th day of August, **2017**:

Robyn Morshead

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robyn Morshead** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of August, **2017**:

Notary Public

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 12.12.20

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF August, **2017**:

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON