Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Daniel Scott Pettus **Alison West Pettus** **701 Branch Creek Road** **Nashville, TN 37209**	**Map/Parcel No.** **103 06 0 204.00**	**Daniel Scott Pettus** **Alison West Pettus** **701 Branch Creek Road** **Nashville, TN 37209**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **DANIEL S. PETTUS and ALISON WEST, unmarried as tenants in common with right of survivorship** (the "Grantors"), by these presents hereby transfers, assigns, and quitclaims to **DANIEL SCOTT PETTUS and ALISON WEST PETTUS, husband and wife** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **701 Branch Creek Road, Nashville, Davidson County, TN 37209**.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

JENNIFER DISMUKES PARKER ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON ★ MY COMMISSION EXPIRES JANUARY 6, 2020

Affiant

Subscribed and sworn to before me this 21st day of September, 2017.

Notary Public

My Commission Expires: 1/6/20

Bill Garrett Davidson County
Batch# 6157 DEEDQC
09/29/2017 04:04:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20170929-0100106

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 21st day of September, 2017.

DANIEL SCOTT PETTUS

ALISON WEST PETTUS

STATE OF)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DANIEL SCOTT PETTUS and ALISON WEST PETTUS**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 21st day of September, 2017.

Notary Public

My Commission Expires: 1/6/20

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot 27, BROOKSIDE COURTS ADDITION NO. 3, as shown on plat of record in Plat Book 1835, Page 107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel S. Pettus and Alison West, tenants in common with right of survivorship, by Warranty Deed from Todd Ramey and Laura Ramey, husband and wife, recorded on April 19, 2013at instrument number 20130419-0039144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS ADDITION NO. 3, as recorded n Plat Book 1835, Page(s) 107.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in public records.

Easement set out in Deed of Trust recorded in Book 5024, Page 241.