Mail
WHEN RECORDED ~~RETURN~~ TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

Bill Garrett Davidson County
Batch# 11846 DEEDQC
10/11/2017 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171011-0104420

170676613

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JESSICA HERITAGE 7332 RIVER PARK DR. NASHVILLE, TN 37221	FRANKLIN AMERICAN MORTGAGE 6100 TOWER CIR. STE. 600 FRANKLIN, TN 37067	155-03B-013.00CO

KNOW ALL MEN BY THESE PRESENTS:

That ALLAN HERITAGE and JESSICA HERITAGE, husband and wife, Grantors, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between JESSICA LOUISE HERITAGE (being one and the same as JESSICA HERITAGE), Plaintiff, and ALLAN JAMES HERITAGE, II (being one and the same as ALLAN HERITAGE), Defendant, do hereby demise, release, and forever quitclaim unto the said, JESSICA HERITAGE, her heirs, successors and assigns, all of their title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of River Park Estates of record in Plat Book 6250, Pages 658 and 659, as corrected in Book 6785, Page 427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leroy Carpenter and wife, Rita Carpenter by Deed from Brian P. Johnsen and Joyce Rene Koppang now known as Joyce Rene Johnsen of record in Book 9730, Page 888, Register's Office for Davidson County, Tennessee, dated June 29, 1995, and recorded on July 14, 1995.

Being the same property conveyed to Allan Heritage and Jessica Heritage, wife Husband and Wife from Leroy Carpenter and wife, Rita Carpenter by Warranty Deed dated January 30, 2015 and recorded on February 4, 2015 in Instrument No. 20150204-0010590 in the Register's Office for Davidson County, Tennessee,

This conveyance is subject to all taxes, easements, restrictive covenants and conditions, and other matters of record, including all items set on any applicable plat of record.

This is improved property known as 7332 River Park Drive, Nashville, Tennessee 37221.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said JESSICA HERITAGE, hereby agrees to pay and agrees to hold ALLAN HERITAGE, harmless from one original Deed of Trust in favor of the original lender, Bank of Tennessee, and now Franklin American Mortgage Company, said note bearing an original unpaid principal balance of $275,500.00, as evidenced by a Deed of Trust recorded on February 4, 2015 at 13:31 p.m., with Instrument No. 20150204-0010591, in the Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $0.

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ALLAN HERITAGE and JESSICA HERITAGE, husband and wife, Grantors, with whom I am personally acquainted, who acknowledged to me that he and she executed the within instrument for the purposes therein contained.

ALLAN HERITAGE
Grantor

JESSICA HERITAGE
Grantor

Sworn to and subscribed before me
this 3 day of OCTOBER, 2017.

NOTARY PUBLIC

My Commission Expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JESSICA HERITAGE, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

JESSICA HERITAGE
Affiant/Grantee

Sworn to and subscribed before me
this 3rd day of OCTOBER, 2017.

NOTARY PUBLIC

My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

EXHIBIT A

SITUATE IN DAVIDSON COUNTY, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF RIVER PARK ESTATES OF RECORD IN PLAT BOOK 6250, PAGES 658 AND 659, AS CORRECTED IN BOOK 6785, PAGE 427, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TAX ID NO: 155030B01300CO

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: LEROY CARPENTER AND WIFE, RITA CARPENTER
GRANTEE: ALLAN HERITAGE AND JESSICA HERITAGE, HUSBAND AND WIFE
DATED: 01/30/2015
RECORDED: 02/04/2015
DOC#/BOOK-PAGE: 20150204-0010590

ADDRESS: 7332 RIVER PARK DRIVE, NASHVILLE, TN 37221

END OF SCHEDULE A

Certificate of Authenticity

I, Molly Lloyd, 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.

Molly Lloyd

State of Ohio

County of Summit

I, NANCY A COPE a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature, Molly Lloyd, I have witnessed.

Notary's Signature

Commission Expires: 12/07/2020

NOTARIAL SEAL STATE OF OHIO

Nancy A Cope
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 12/07/2020