(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13 day of October, 2017. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

QUITCLAIM DEED

Address New Owner: Matthew J. Lederer 109 Pembroke Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 130-02-0-053.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lori Rogers Lederer, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Matthew J. Lederer, unmarried**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, Page (s) 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 105 fronts 60 feet on the Westerly side of Pembroke Avenue and runs back between lines, 167 feet on the Southerly line and 174.5 feet on the Northerly line to a dead line in the rear on which it measures 60.7 feet.

Being the same property conveyed to Matthew J. Lederer by Warranty deed from Elizabeth Massey Boyer and Samuel Christian Boyer, III of record in Instrument No. 20080103-0000495 Register's Office for Davidson County, Tennessee, dated December 31, 2007 and recorded on January 03, 2008.

This Quitclaim Deed is being executed pursuant to a Final Decree of divorce filed in Docket No. 17D-904 on September 26, 2017.

Bill Garrett Davidson County
Batch# 19715 DEEDQC
10/31/2017 11:43:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171031-0111493

Being also known as 109 Pembroke Avenue Nashville, Tennessee 37205.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of October, 2017.

Lori Rogers Lederer

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lori Rogers Lederer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of October, 2017.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018