Bill Garrett Davidson County
Batch# 21940 DEEDQC
11/03/2017 10:19:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171103-0113029

QUITCLAIM DEED

From: Roger William Munoz

To: Susan Elizabeth Crookston

This instrument prepared by:
Jill M. Hudson
136 Fourth Avenue, South
Franklin, Tennessee 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Susan Elizabeth Crookston 4244 Pond Creek Road Pegram, TN 37143	Same	099-00-0-010.00

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled, Susan Elizabeth Crookston v. Roger William Munoz, Chancery Court for Davidson County, Tennessee, Docket No. 17D1029, Roger William Munoz (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Susan Elizabeth Crookston (the "Grantee") all of Grantor's right, title and interest in and to certain land in 4244 Pond Creek Road, Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 7 of the S.L. Lewis property described according to a survey of John B. Bates, dated April 20, 1997, as follows:

Beginning at a point in the easterly margin of Pond Creek Road, 1600 feet more or less south of a culvert under the road; thence North 87 degrees 30 minutes East 1100.00 feet to a point; thence South 1 degree 00 minutes West 200 feet; thence South 87 degrees 30 minutes West 1124.23 feet to an iron pin the easterly margin of Pond Creek Road; thence northerly with the margin of Pond Creek Road 200 feet to the point of beginning, containing 5.05 acres, more or less.

Being the same property conveyed to Roger William Munoz and Susan Elizabeth Crookston; by deed from Adam G. Sneed, or record as Instrument No. 20140403-0027737, dated April 3, 2014, said Register's Office.

This property is not now, nor ever has been the primary or marital residence of Adam G. Sneed.

This is improved property known as 4244 Pond Creek Rd., Pegram, TN 37143.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

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.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 26 day of October, 2017.

Roger W. Munoz
Roger William Munoz

STATE OF North Carolina)
COUNTY OF Watauga)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Roger William Munoz, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of October, 2017.

BRITTANY SIMPKINS
Notary Public
Burke Co., North Carolina
My Commission Expires Sept. 28, 2019

NOTARY PUBLIC

My Commission Expires: 9/28/2019

STATE OF Tennessee)
COUNTY OF Williamson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Susan E. Crookston
Affiant

Sworn to and subscribed before me this 2 day of November, 2017.

NOTARY PUBLIC

My commission expires

AMANDA MOENIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires July 28, 2019

The actual consideration or value, whichever is greater, is $0.