This instrument prepared by:
Elizabeth A. Russell – *Attorney at Law*
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Bill Garrett Davidson County
Batch# 22867 **DEEDQC**
11/06/2017 03:15:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171106-0114074

**This instrument was prepared solely upon the information provided by the parties with no title examination being made and the parties hereto hold Elizabeth A. Russell – Attorney at Law harmless from any and all liability in connection herewith.**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP AND PARCEL NO.: |
|---|---|---|
| **William Butler Ballard**<br>**404 Reigh Court**<br>**Franklin, TN 37069** | **SAME** | **171-50.00** |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by *Grantee*, the receipt of which is hereby acknowledged, I, **Elizabeth Haley Davis Ballard**, *Grantor*, by these presents and pursuant to the **Final Decree of Divorce entered on** September 21, 2017 **in Case #46309 in the Chancery Court for Williamson County, Tennessee at Franklin,** do hereby quitclaim and convey unto **William Butler Ballard**, *Grantee*, his heirs, successors, and assigns, all of my right, title, and interest, if any I may have, in and to the following described property in **Davidson County, Tennessee**, described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot 38, BRENTWOOD GARDENS, as shown on plat of record in Plat Book 1130, Page 16, 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 William Ballard, married, by Warranty Deed from Michael H. Sanderlin, and wife, Alice J. Sanderlin, dated July 31, 2017, and recorded on August 2, 2017 at 15:16 as Instrument No. 20170802-0078860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property.

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

That pursuant to T.C.A. §67-4-409(3)(E), no transfer tax shall be due, paid, or levied as a result of this conveyance.

**This improved property is known as:** **5630 Valley View Rd. Brentwood, Davidson County, TN 37027**

WITNESS MY HAND this 11 day of September, 2017.

**ELIZABETH HALEY DAVIS BALLARD**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, **Elizabeth Haley Davis Ballard**, the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 11th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 3/6/18

LEE ANN EDWARDS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3/6/2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for the transfer is $-0- Dollars.

**AFFIANT (William Butler Ballard)**

Sworn and subscribed before me this 5th day of Sept., 2017.

NOTARY PUBLIC

My Commission Expires: 03-03-19

TRACIE L. MOSS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON