PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 23247 DEEDQC
11/07/2017 12:21:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171107-0114589

QUITCLAIM DEED

ADDRESS NEW OWNERS:
Molly R. Thibodeau,
Jean A. Thibodeau &
David M. Thibodeau
7737 Daniel Trace
Nashville, TN 37221

SEND TAX BILLS TO:
New Owners

MAP & PARCEL NO:
126-15-0-A-096.00

For and in consideration of love and affection, **David M. Thibodeau and wife, Jean A. Thibodeau** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Molly R. Thibodeau fka Molly T. Carpenter** (hereinafter called the GRANTEE), an undivided 1/3 interest of their rights, title and interest in and to a certain tract or parcel of land situated in the County of Davidson, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, Pages 316 and 317 and Surveyors Certificate of Correction recorded in Book 10995, Page 618, 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 David M. Thibodeau and wife, Jean A. Thibodeau by Warranty deed from Justin Andrew Pendergrass, a married man of record in Instrument No. 20170505-0044648 Register's Office for Davidson County, Tennessee, dated May 4, 2017 and recorded on May 5, 2017.

As a result of this conveyance a 2/3 interest is owned by David M. Thibodeau and wife, Jean A. Thibodeau and a 1/3 interest is owned by Molly R. Thibodeau. Molly R. Thibodeau and Molly T. Carpenter are one and the same person.

This is improved property known as **7737 Daniel Trace, Nashville, TN 37221.**

Said property is conveyed subject to such limitations, 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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/our hand(s) this 6th day of November, 2017.

GRANTOR:

David M. Thibodeau

Jean A. Thibodeau

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **David M. Thibodeau and Jean A. Thibodeau** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2017

Tracy Perry
NOTARY PUBLIC

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: 1-8-19

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 6th day of November, 2017.

Tracy Perry
NOTARY PUBLIC

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: 1-8-19