Bill Garrett Davidson County
Batch# 29593 DEEDQC
11/27/2017 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171127-0120449

This instrument prepared by:
Leila H. Hale, Esq.
9041 South Pecos Road, Suite #3900
Henderson, Nevada 89074
PH: 702-736-6400

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Christopher Brian Carder	Christopher Brian Carder	Map/Parcel:
5632 Myrtlewood Drive	5632 Myrtlewood Drive	Map: 172.02;
Nashville, Tennessee 37211	Nashville, Tennessee 37211	Parcel: 123.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Jessica Molitor, formerly known as Jessica L. Carder, an unmarried woman, former spouse of Christopher Brian Carder**, by these presents do hereby quitclaim and convey unto the said **Christopher Brian Carder, an unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove former spouse from title.

This is unimproved ( ) property known as 5632 Myrtlewood Drive, Nashville, Tennessee 37211
Improved ( )

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.

Pursuant to Judgement of Divorce filed in the Third Circuit Court for Davidson County, Tennessee dated September 12, 2017 Doc. No. 17D1091

Witness our hand this 17th day of November, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jessica Molitor f/k/a Jessica L. Carder

Jessica Molitor f/k/a
Jessica L. Carder

ACKNOWLEDGMENT

STATE OF Missouri)

COUNTY OF St Charles) ss

Personally appeared before me, Louis Milos, a Notary Public in and for said County and State, **Jessica Molitor f/k/a Jessica L. Carder,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 3:34 PM CST this 17th day of November, A.D., 2017.

NOTARY STAMP/SEAL

LOUIS J. MILOS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Charles County
My Commission Expires: September 07, 2018
Commission Number: 14629954

Louis J. Milos
NOTARY PUBLIC
Notary Commission Expires: 9/07/2018

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Knox)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 17th day of November, 2017.

(Affix Seal)

Affiant

Amanda Coffey
Notary Public

AMANDA COFFEY
NOTARY PUBLIC
STATE OF TENNESSEE
KNOX COUNTY

My Commission Expires: 8/14/2018

EXHIBIT "A"
LEGAL DESCRIPTION

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

BEING LOT NO. 43 ON THE PLAN OF MYRTLEWOOD ESTATES, PHASE 3, SECTION NINE, OF RECORD IN PLAT BOOK 7900, PAGE 949, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD IN BOOK 8194, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Being the same property conveyed to Christopher Brian Carder and wife, Jessica L. Carder by Deed from Gregory S. Nicholson and wife, Jennifer L. Nicholson, of record in Document No. 20110620-0046902, said Register's Office.

True Copy Certification

I, Benjamin Kator, 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.

State of Nebraska

County of Douglas

Benjamin Kator
Signature

Personally appeared before me, Ashley M McNeal, a notary public for this county and state, Benjamin Kator, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ASHLEY M MCNEAL
State of Nebraska-General Notary
My Commission Expires
July 12, 2020

Notary's Signature

My Commission Expires: 7-12-2020