Bill Garrett Davidson County
Batch# 36491 DEEDQC
12/12/2017 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171212-0126749

QUITCLAIM DEED

Brad Krivensky
State of Tennessee Notary Public
Williamson County

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 12th day of December, 2017.

Notary Public

My commission expires: 10/23/21

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
415 Main Street
Franklin , TN 37064

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Samantha Boettger	**New Owner**	**Map & Parcel: 094-16-0E-119.00-CO**
905 Spence Enclave Court		
Nashville, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Susan Chester, a married woman

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED UNTO

Samantha Boettger, a married woman AKA Samantha Chester

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **RUTHERFORD** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Number 119, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102 and Instrument No. 20100427-0031915 and by Scrivener' s Affidavit and Correction Instrument of record in Instrument No. 20100428-0032407, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Samantha Chester and Susan Chester, husband and wife by Warranty deed from William T. Flugan, Unmarried of record in Instrument No. 20140501-0036739 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 01, 2014. The conveyance of the instrument having erroneously referenced Samantha and Susan as husband and wife, should have been conveyed to them as individuals. The said Samantha Chester having since married and is now known as Samantha Boettger. This is investment property for the said Susan Chester, this has never nor ever been her principle residence.

This is improved (X) unimproved (___) property known as 905 Spence Enclave, Nashville, TN, 37210

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

Witness my hand this 12th day of December, 2017.

Susan Chester

Susan Chester

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

I, Brad Krivensky, a Notary Public of the County and State first above written, do hereby certify that **Susan Chester** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of December, 2017.

Notary Public

My Commission Expires: 10/23/21

(SEAL)

Brad Krivensky
State of Tennessee Notary Public
Williamson County

File No: 50170470

RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 MAIN STREET
FRANKLIN, TN. 37064

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

