Bill Garrett Davidson County
Batch# 37111 DEEDQC
12/14/2017 02:14:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171214-0127643

This instrument was prepared by: M. Todd Sandahl, Attorney at Law
234 First Avenue South
Franklin, TN 37064
(615) 794-3450 Facsimile (615) 794-3510

Subject Property: **Map and Parcel#: 059 10 0 227.00**

Property Address: 3923 Crouch Drive, Nashville, Tennessee 37207

New Owner: **Terri L. Christian**
Address: **3923 Crouch Drive**
Nashville, TN 37207

Send Tax Bill To:
Terri L. Christian
3923 Crouch Drive
Nashville, TN 37207

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Charles A. Christian**, a married person, for and in consideration of Ten and no/100s ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto my wife, **Terri L. Christian**, a married person, my entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

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 No. 600 on the Plan of Haynes Manor, Section Five, Phase one, of record in Plan Book 4460, Page 35 amended in Book 4650, Page 232 Register's Office for said county. Said Lot No. 600 fronts 65.0 feet on the westerly margin of Crouch Drive and extends back between parallel line 135.0 feet to a dead line in the rear.

Being that same property conveyed to Terri L. Christian, a married woman by Quitclaim Deed from Terri L. Cockrill n/k/a Terri L. Christian, a married woman, to Terri L. Christian, a married woman, in Instrument No. 20170217-0016442 in the office of the Register of Deeds in and for Davidson County, Tennessee.

Being the same property subject to the Deed of Trust granted by Terri L. Christian, a married woman, and joined by spouse, Charles A. Christian, to Nationstar Mortgage LLC d/b/a Greenlight Loans dated January 13, 2017 and recorded on

February 17, 2017 in Instrument No. 20170217-0016442 in the office of the Register of Deeds in and for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand this 13th day of December, 2017.

Charles A. Christian

This property is also known as improved property located at 3923 Crouch Drive, Nashville, Tennessee 37207.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles A. Christian**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of December, 2017.

NOTARY PUBLIC

My Commission Expires February 19, 2020

JILL A. BIRGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Charles A. Christian

Sworn to and subscribed before me this 13th day of December, 2017.

NOTARY PUBLIC

My Commission Expires February 19, 2020

JILL A. BIRGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY