THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 131140
PARCEL: 058.00

NEW OWNER'S ADDRESS:
J. Terry Bates, Kathy Bates and Hamilton B. Bates
4620 Villa Green Dr.
Nashville, TN 37215

SEND TAX BILLS TO:
Farmington Mortgage
2002 Richard Jones Rd., Ste. 300A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 39126 DEEDQC
12/19/2017 10:21:39 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20171219-0129064

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO CORRECT & ESTABLISH TENANCY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as joint tenants with right of survivorship, we, J. Terry Bates and Kathy Bates, husband and wife, (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 93 on the Plan of Section II, First Addition, Seven Hills, of record in Book 2663, Page 51, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Terry Bates and Kathy Bates, husband and wife by Warranty Deed from Robert Marshall Gilliam and wife, Judith Ellen Gilliam dated 2-14-17 of record in Instrument No. 20170216-0015858, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2620 Villa Green Drive, Nashville, TN 37215.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Hamilton B. Bates, an unmarried man (a ½ undivided interest) and J. Terry Bates and Kathy Bates, husband and wife (a ½ undivided interest) as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 8th day of December, 2017.

J. Terry Bates

Kathy Bates

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named J. Terry Bates and Kathy Bates, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 8th day of December, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 8th day of December, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 8th day of December, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County