Bill Garrett Davidson County
Batch# 41784 DEEDQC
12/27/2017 02:53:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171227-0131419

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
DAVID M. CATHRO 711 SHELBY AVENUE. NASHVILLE, TN 37206	SWBC MORTGAGE P.O. BOX 11733 NEWARK, NJ 07101-4733	82-19-389.00

KNOW ALL MEN BY THESE PRESENTS:

That SUSAN D. LUNSFORD, (being one and the same as SUSAN LEIGH DORRIS LUNSFORD CATHRO), Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, Docket No. 16D2206, between SUSAN LEIGH DORRIS LUNSFORD CATHRO Plaintiff, and DAVID METHEVEN CATHRO, Defendant (being one and the same as DAVID M. CATHRO), does hereby demise, release, and forever quitclaim unto the said, DAVID M. CATHRO, his heirs, successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Williams' First Addition to Edgefield, now East Nashville, of record in Plat Book 21 page 45, in the Register's Office for Davidson County.

Said Lot No. 95 fronts 50.00 feet of the northerly side of Shelby Avenue and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to David M. Cathro by deed from Susan T. Batson and James M. Huling, of record in Instrument No. 20040408-0040463, re-recorded in Instrument No. 20040917-0111993, in the Register's Office for Davidson County, Tennessee dated March 30, 2004.

Being the same property conveyed to David M. Cathro and spouse Susan D. Lunsford by Quitclaim Deed from David M. Cathro, married, of record in Instrument No. 20090702-0061812, Register's Office for Davidson County, Tennessee, dated June 25, 2009 and recorded on July 2, 2009; said property being previously conveyed to David Cathr by Warranty Deed from Susan Batson and James M. Huling, dated March 2004 and recorded on April 8, 2004 In Instrument No. 20040408-0040463 and re-recorded on September 17, 2014 Instrument No. 20040917-0111993 to correct the spelling of the grantee's name to Cathro, at said Register's Office.

The is improved property commonly known as 711 Shelby Avenue, Nashville, TN 37206
Said property is subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS IS THE SAME DESCRIPTION THIS AS IN THE PREVIOUS DEEDS OF RECORD.

The said DAVID M. CATHRO, hereby agrees to pay and agrees to hold SUSAN D. LUNSFORD, harmless from one original Deed of Trust Note in favor of SWBC Mortgage Corp., said note bearing an original unpaid principal balance of three hundred eight thousand dollars ($308,000.00), as evidenced by a Deed of Trust of record filed with Instrument No. 20160916-00977776, Loan No. 0086281300, dated September 16, 2016, Pages 1-14, and recorded in the Register's Office, Davidson County, Tennessee.

The actual consideration on this transfer is $0.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SUSAN D. LUNSFORD a.k.a SUSAN D. CATHRO, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the Quit Claim Deed for the purposes therein contained.

Susan D Lunsford
SUSAN D. LUNSFORD a.k.a SUSAN D. CATHRO
Grantor

Sworn to and subscribed before me
this 16th day of December, 2017.

Tracy L. Umeda
NOTARY PUBLIC

My Commission Expires: July 8, 2019

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named DAVID M. CATHRO, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the Quitclaim Deed for the purposes therein contained.

DAVID M. CATHRO
Affiant/Grantee

Sworn to and subscribed before me
this 16th day of December, 2017.

Tracy L. Umeda
NOTARY PUBLIC

My Commission expires: July 8, 2019

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared from information provided by the parties involved.