Bill Garrett Davidson County
Batch# 43574 DEEDQC
01/02/2018 03:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180102-0000590

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Willie J. Taylor, Jr.** ("Grantor"), an unmarried man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Temika M. Willis,** (Grantee), a married woman all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 7A of the Zone Lot Division of Lots Nos. 1, 2, 4, 5, 6, 7 of Cabin Hill, Section 2, of record in Plat Book 6250, Page 666 amending Plat Book 6750, Page 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Temika M. Boga by Warranty Deed of record at Instrument Number **20001221-0125136** in said Register's Office. Temika M. Boga, Temika Boga, and Temika M. Willis are one and the same. Willie J. Taylor, Jr. having been previously married to Temika M. Boga signs today to convey any and all marital rights he may have in said property.

IN TESTIMONY WHEREOF I have executed this instrument the 27th day of **December, 2017.**

Willie J. Taylor, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, Willie J. Taylor, Jr. , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of **December, 2017.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 27th day of **December, 2017.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

PROPERTY ADDRESS: 2418-A Fairbrook Drive
Nashville, TN 37214

TAX PARCEL NO.: 73-7-174

PROPERTY OWNER: Tamika M. Willis
OWNER'S ADDRESS: **2503 Russlen Drive**
Salem, VA 24153

MAIL TAX BILLS TO: **Owners at Owner's Address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019