39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 43706 DEEDQC
01/03/2018 09:50:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180103-0000788

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Madison E. Lee, an unmarried man and Trey J. Sepulvado, an unmarried man** hereinafter called the **Grantor**, does hereby quitclaim unto **Madison E. Lee, A unmarried man** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract of parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being all of Lot No. 714, Block 103 on the No. 1 plan of West Nashville, of record in Plat Book 57, pages 74-75, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Madison E. Lee, an unmarried man and Trey J. Sepulvado, an unmarried man by deed from Vada Lynn Gates and John Herbert Gates, wife and husband, dated May 11, 2015, of record in Instrument No. 20150513-0043914, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely in to Madison E. Lee, an unmarried man.

The subject property has not been the principal residence of the Grantor's spouse or issue.
This is improved property, known as: 4809 B Illinois Avenue, Nashville, TN 37209

WITNESS THE EXECUTION HEREOF this 8th day of December, 2017.

Madison E. Lee

Trey J. Sepulvado

State of TENNESSEE)
County of DAVIDSON)

On this 28th day of December, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Madison E. Lee**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Louisiana)
County of Caddo)

On this 8 day of December, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Trey J. Sepulvado**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Life

WILLIAM LANCE FOUTS
Notary Public
Notary ID No. 138509
Caddo Parish, Louisiana
My Commission is for life.

State of TENNESSEE)
County of DAVIDSON)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 28th day of December, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
Madison E. Lee
4809 B Illinois Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
F & M Mortgage
50 Franklin St.
Clarksville TN 37040

TAX MAP-PARCEL #:
091-11-0-395.00