THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Bill Garrett Davidson County
Batch# 45677 DEEDQC
01/08/2018 03:24:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180108-0002453

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Kari Longoria Joshua G. Longoria 1403 Riverwood Dr. Nashville, TN 37216	Same	062-13-0-007.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kari Longoria, single,** by these presents does hereby quitclaim and convey unto **Kari Longoria, single and Joshua G. Longoria, single,** their heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Part of Lot Number 31 on the plan of Riverwood Subdivision, of record in Book 547, Page 62, Register's Office for said County, being Lot Number 3 on the unrecorded plan of Warren's Resubdivision of part of Lot Number 31, described according to a survey made by Z.J. Wilkinson, Surveyor, October 31, 1938 as follows:

Beginning at an iron pin in the easterly margin of Riverwood Drive, 319.5 feet northerly from the intersection of Riverwood Drive and Brush Hill Road; thence with the easterly margin of Riverwood Drive, North 46 degrees West 150 feet; thence North 78 degrees 30' East 177feet to a stake; thence South 20 degrees East 100 feet to a stake; thence Southwestwardly 109.7 feet to the beginning.

Being the same property conveyed to Kari Longoria, a married woman, by Warranty Deed from Jimmie T. Linville, a married man, dated December 1, 2008 recorded December 3, 2008, in instrument number 20081203-0117139, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1403 Riverwood Dr., Nashville, TN 37216.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 29 day of December 2017.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

ANDREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"). The undersigned hereby acknowledges that she is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned hereby agrees to hold harmless Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor also agrees to hold harmless Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned also acknowledges that she has had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor to other parties, including, inter alia, lenders, condo associations and governmental entities.

Kari Longoria

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kari Longoria, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29 day of December 2017.

Notary Public

My Commission Expires: 5/3/21

