THIS INSTRUMENT WAS PREPARED BY:
REID FAMILY LAW
317 Main Street, Suite 210
Franklin, Tennessee 37064
Telephone: (615) 224-3434
Facsimile: (615) 224-3437

Bill Garrett Davidson County
Batch# 48315 DEEDQC
01/17/2018 12:19:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180117-0004771

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration for this transfer was $0.00.

Lewis Thomas Reid
Affiant

Sworn and subscribed before me this the 15th **day of** January, **2018.**

Lindsey T. Brown

My commission expires: 10/03/2021

LINDSEY T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map and Parcel No.
Danette Douglass Ranseen 1106 A 57th Avenue North Nashville, Tennessee 37209	**Regions Bank, DBA Regions Mortgage Department 2520 Post Office Box 2153 Birmingham, Alabama 35287-2520**	**MAP AND PARCEL NO: 091 06 4 D 002 00CO**

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

THIS INDENTURE, made the 15th day of January, 2018, between **THOMAS ALLEN RANSEEN** ("Grantor") of the County of Williamson, State of Tennessee, and **DANETTE DOUGLASS RANSEEN** ("Grantee") of the County of Davidson, State of Tennessee (and their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: For good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **THOMAS ALLEN RANSEEN** by these presents does hereby remise, convey and forever QUITCLAIM unto **DANETTE DOUGLASS RANSEEN** all of his right, title and interest in and to the below described tract or parcel of land more fully and completely described as follows:

The following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements 1106 57th Avenue North Commons, a Horizontal Property Regime with private elements established by

Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20160902-0092895, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Danette D. Ranseen, married, by Deed from L & S Development, LLC, of record in Instrument No. 20170501-0042285, Register's Office for Davidson County, Tennessee.

This conveyance shall include the right of ingress and egress from said property and the right to use for proper purposes any and all portions of the project designated by statute and the Master Deed as common elements.

This is improved property known as 1106 A 57th Avenue North, Nashville, Tennessee 37209.

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

This transfer is made pursuant to the provisions of Section 66-1-110, Tenn. Code Ann., and for the express purpose of terminating any and all marital interest of Thomas Allen Ranseen such that title to said property is hereby vested solely in DANETTE DOUGLASS RANSEEN.

WITNESS my hand this the 15 day of JAN, 2018.

THOMAS ALLEN RANSEEN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said location, THOMAS ALLEN RANSEEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within named instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 15th day of January, 2018.

LINDSEY T. BOLEN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

My commission expires: 10-03-2020