Prepared by:
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 61163 DEEDQC
02/21/2018 02:00:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180221-0016552

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

E. Aitken
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF 16 2018.

NOTARY PUBLIC

My commission expires: 9-9-20

9-7-20

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eightball Aitken 907 Goodbar Dr. Nashville, TN 37217	Same as New Owner	107-14-0-052.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Elisabeth Ann Jensen Aitken, an unmarried woman,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents does hereby remise, release and quitclaim unto **Eightball Aitken (f/k/a Gregory Aitken), an unmarried man,** his heirs and assigns, all my right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, said Register's Office, and described as follows:

Said Lot No. 56 fronts 70 feet on the westerly side of Goodbar Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Elisabeth Ann Jensen and Gregory Aitken, a married couple, by Quitclaim Deed from Elisabeth Ann Jensen, dated 12/24/2010, recorded 1/5/2011, and appearing of record at Instrument No. 20110105-0001285, Register's Office for Davidson County, Tennessee.

This quitclaim deed is being executed pursuant to a certain *Final Decree for Divorce* under Docket No. 16D1870, Elisabeth Ann Jensen Aitken vs. Eightball Aitken, in the Third Circuit Court for Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS MY HAND, this 16 DAY OF JANUARY, 2018.

E. Aitken

Elisabeth Ann Jenson Aitken

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 **Elisabeth Ann Jenson Aitken,** the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of JANUARY, 2018.

My Commission Expires: 9-7-20

NOTARY PUBLIC

MARTIN STEPHEN SIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008
9-7-20

MARTIN STEPHEN SIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2009