Bill Garrett Davidson County
Batch# 62759 DEEDQC
02/27/2018 01:06:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180227-0018380

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JAMES TIMOTHY HAWORTH 1301 SATURN DR. NASHVILLE, TN 37217	GUARANTY TRUST COMPANY 316 ROBERT ROSE DRIVE MURFREESBORO, TN 37129	120-05-0-047.00

KNOW ALL MEN BY THESE PRESENTS:

That CHERYLEEN HAWORTH, (being one and the same as CHERYLEEN NANNETTE HAWORTH) Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 17D1894, between CHERYLEEN NANNETTE HAWORTH, Plaintiff, and JAMES THOMAS HAWORTH, Defendant, does hereby demise, release, and forever quitclaim unto the said, JAMES THOMAS HAWORTH, his heirs, successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 159 on the Map of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Douglas Ray Smith, by Quitclaim Deed from Clell Lee Smith, dated 4/30/10 and recorded 5/11/10 in Instrument No. 20100511-0036086; and being the same property previously conveyed to Douglas Ray Smith, unmarried and Clell Lee Smith, unmarried, by Warranty Deed from John R. Crawford, dated 4/20/07 and recorded 5/25/07 in Instrument No. 20070525-0062300, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Timothy Haworth and Cheryleen Haworth, husband and wife, by Warranty Deed from Douglas Ray Smith, unmarried, dated 10/13/2015, of record in Instrument No. 20151014-0104429, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

This is improved property known as 1301 Saturn Dr., Nashville, TN 37217

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said JAMES TIMOTHY HAWORTH, hereby agrees to pay and agrees to hold CHERYLEEN HAWORTH, harmless from one Deed of Trust Note in favor of Guaranty Trust Company, said note bearing an original unpaid principal balance of $128,000.00, as evidenced by a Deed of Trust recorded of record filed with Instrument No. 20171220-0129573, Pages 1-14, recorded on December 20, 2017 at 11:12 a.m., in the Register's Office, Davidson County, Tennessee.

The actual consideration on this transfer is $0.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CHERYLEEN HAWORTH, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Cheryleen Haworth
CHERYLEEN HAWORTH
Grantor

Sworn to and subscribed before me
this 26th day of February, 2018.

Michael K. Walker
NOTARY PUBLIC

My Commission Expires: 05/08/2018

MICHAEL K. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JAMES TIMOTHY HAWORTH, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

JAMES TIMOTHY HAWORTH
Affiant/Grantee

Sworn to and subscribed before me
this 26th day of February, 2018.

Michael K. Walker
NOTARY PUBLIC

My Commission expires: 05/08/2018

MICHAEL K. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY