Bill Garrett Davidson County
Batch# 63651 DEEDQC
02/28/2018 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180228-0018970

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of February, 2018.

NOTARY PUBLIC
My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

ADDRESS OF NEW OWNER:
Elizabeth M.K. Sullivan
1718 Welcome Lane
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

Map & Parcel: 073-13-0-087.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, and pursuant to Final Decree of Divorce in Case No. 14D-1413, Circuit Court for Davidson County, Tennessee, **Shawn P. Sullivan, unmarried,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Elizabeth M.K. Sullivan (f/k/a Elizabeth Kruse), unmarried,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section Two, Henderson Gardens, of record in Book 2900, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shawn P. Sullivan and Elizabeth Kruse from Charles Ty Seaton and Tammy L. Seaton, by Warranty Deed, of record in Instrument No. 20050620-0070607, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1718 Welcome Lane, Nashville, TN 37216.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 28th day of February, 2018.

Shawn P. Sullivan

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Shawn P. Sullivan**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 28th day of February, 2018.

Notary Public

My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

