Return To: 18-0034
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 66142 DEEDQC
03/07/2018 11:00:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180307-0021489

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 9-6-20

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Feb, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin M. Welch	**NEW OWNER**	
(NAME)	(NAME)	**096-16-0A-071.00-CO**
403 Lakebrink Way		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **Stuart W. Welch and Deborah S. Welch, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Kevin M. Welch, a married man** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 70 on the Plan of First Revision, Larchwood, Phase One, Section Three of record in Plat Book 6200, Page 697, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stuart W. Welch and Deborah S. Welch, husband and wife and Kevin M. Welch, unmarried by Warranty deed from Marsha L. Henson of record in Instrument No. 20110527-0040975 Register's Office for Davidson County, Tennessee, dated May 26, 2011 and recorded on May 27, 2011.

This is ( ) **unimproved** (X) **improved** property known as: **403 Lakebrink Way, Nashville, TN 37214**
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 31st day of January, **2018.**

Stuart W. Welch

Deborah S. Welch

STATE OF ~~TENNESSEE~~ ARIZONA
COUNTY OF ~~DAVIDSON~~ PIMA

On this the 31 day of January 2018, before me personally appeared Stuart W. Welch and Deborah S. Welch to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31 day of January, 2018.

Notary Public

My Commission Expires: November 30, 2019

(SEAL)

Gabriel Jimenez
Notary Public
Pima County, Arizona
My Comm. Expires 11-30-19

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067