Bill Garrett Davidson County
Batch# 66553 DEEDQC
03/08/2018 11:08:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180308-0021936

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Maple Building Group	Same	053140B00200CO
123 McMurtry Road		053140B00300CO
Goodlettsville, TN 37072		053140B00400CO 053140B00500CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Michael R Stokes, Married,** the grantors herein, does hereby Quitclaim and convey unto the said **Maple Building Group, a Sole Proprietorship ,** the Grantee herein, its successors and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots 45, 46, 47 and 48 on the plan of 1st Revision Final Plat of The Woods of Neely's Bend, Phase 3, of record in Instrument No. 200806060058247, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being property conveyed to Michael R stokes, by Warranty Deed from David Leo Crane and wife, Carole B Crane, James b Hardy, C. W. Tidwell and H. S. Tidwell dated 9/25/98 and filed for record in 9/25/98 of record in Book 11127, page 905, said Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by TCA 260-2-307or other similar statute.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is unimproved property known as 1700, 1704, 1708 and 1712 Comanche Run, Madison, Tennessee 37115

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 6th day of March, 2018..

Affiant

My commission expires: 2/20/20

Notary Public

JEANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

WITNESS my hand on the 5th day of March, 2018.

Michael R. Stokes

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said county and state, the within named **Michael R Stokes**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2018.

My Commission Expires: 2/25/20

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires