THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Bill Garrett Davidson County
Batch# 68809 DEEDQC
03/13/2018 03:23:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180313-0023829

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Amber Carroll 402 Lorna Drive Nashville, TN 37214	New Owner	096-09-0-040.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Cody Carroll, an unmarried man,** by these presents does hereby quitclaim and convey unto **Amber Carroll, an unmarried woman,** his/her/their heirs, successors and assigns, his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Woodberry Park of record in Plat Book 2133, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, plus an adjoining tract on the Southeast corner of said lot.

Beginning at a point in the Southerly margin of Lorna Drive and being the common corner of Lot Numbers 152 and 153, and extending Southwardly 208.5 feet to a point; thence Eastwardly 100.0 feet to a concrete monument, being the Southeast corner of Lot Number 152; thence North 60 degrees 20 minutes East, 22 feet more or less, to a point; thence North 84 degrees 30 minutes East, 63 feet more or less, to a point; thence South 59 degrees 10 minutes West, 60.7 feet more or less, to a point in the Easterly margin of Lot Number 152; thence Northwardly 115.9 feet to a point in the Southerly margin of Lorna Drive, being the common corner of Lots Number 151 and 152; thence Westwardly 94.1 feet along the Southerly margin of Lorna Drive to the point of beginning.

Included in this description but specifically excluded in this conveyance is a portion of Lot 152 as described in Book 4799, Page 929, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Cody Carroll and Amber Carroll, joint tenants with right of survivorship by Warranty deed from Wanda Williams of record in Instrument No. 20140506-0038546 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on May 06, 2014.

Final Decree of Divorce in the matter of Cody Tyler Carroll (aka Cody Carroll) vs. Amber Joy Garrett (aka Amber Carroll), Docket No. 15D2208, in the Fourth Circuit Court for Davidson County, Tennessee.

This is improved property also known as 402 Lorna Drive Nashville, TN 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8th day of March, 2018.

Carmen Coats
Affiant

Notary Public

My commission expires:
(Affix Seal)

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 2 day of March, 2018.

Cody Carroll

STATE OF California
COUNTY OF San Mateo

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Cody Carroll**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 2 day of March, 2018.

Notary Public

My Commission Expires:

SHAREENA S. JHINNU
Commission # 2069035
Notary Public - California
San Mateo County
My Comm. Expires May 22, 2018