THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
WILLIAM N. BENJAMIN JR., ATTORNEY AT LAW
2200 21st Ave South, Suite 318
Nashville, Tennessee 37212

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Map & Parcel Number:
Shannon Ray Lumpkin 1428 Sixpence Place Madison, Tennessee 37115	Shannon Ray Lumpkin 1428 Sixpence Place Madison, Tennessee 37115	Map 42-7A Parcel 21

For and in consideration of the sum of One Dollar and Zero Cents ($1.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged **Terrance L. Lumpkin,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Shannon Ray Lumpkin** hereinafter called the Grantee, all of his right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Tract I:
Being Lot No. 448 on the Subdivision Plan of Heritage Square, Phase Four of record in Plat Book 6250, page 178, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Beginning

Being the same property conveyed to Shannon L. Ray and Terrance L. Lumpkin, unmarried by deed from Richard Hartstock and wife, Linda Hartstock of record in Book 9851, Page 698 Register's Office for said County.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This is improved property known as 1428 Sixpence Place, Madison, Tennessee 37115

Witness my hand this 22nd day of March 2018:

Terrance L. Lumpkin

Bill Garrett Davidson County
Batch# 72663 **DEEDQC**
03/23/2018 11:56:03 AM 1 pg
Fees: $12.00 Taxes: $0.00

20180323-0027560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, the bargainor **Terrance L. Lumpkin**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that They executed the within instrument for the purposes therein contained. Witness my hand and official seal, this _____ day of March 2018:

Notary Public

My Commission Expires: 12-15-21

AUSTIN TYLER KAIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 22nd day of March 2018.

Notary Public: **My Commission Expires:** 12-15-21

AUSTIN TYLER KAIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY