Bill Garrett Davidson County
DEEDQC
Batch# 75013 2 pgs
03/29/2018 04:14:25 PM
Fees: $12.00 Taxes: $0.00
20180329-0029736

Prepared By:
Derek K. Burks
Law Office of Derek K. Burks
500 Church Street, Suite 420
Nashville, TN 37219

DORETHA FYKES NOTARY PUBLIC DAVIDSON COUNTY, TN Comm. Exp. July 6, 2020

7-6-20
My Commission Expires(Affix Seal)

The actual consideration or value, whichever is for the transfer is Divorce or $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS THE 28 DAY OF March, 2018

Notary Public

ADDRESS OF NEW OWNER:	SEND NEW TAX BILLS TO:	MAP-PARCEL NO.:
Saturah LaGrace Gleaves 516 Pontiac Court Madison, TN 37115	New Owner	52-8-74.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sean Gleaves, unmarried hereinafter called the GRANTOR, have bargained and sold, and by the presents do quitclaim and convey unto Saturah LaGrace Gleaves unmarried hereinafter called the GRANTEE, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 137, Sequoia Valley Subdivision, Section III, as of record in Book 4460, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nathaniel K. Dunn by Warranty Deed from Michael D. Culver and Latisha R. Culver, husband and wife, dated December 31, 2012, recorded January 2, 2013, recorded January 2, 2013, of record in Instrument No. 20130102-0000143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Saturah LaGrace Gleaves and Sean Gleaves, husband and wife, by Warranty Deed from Nathaniel K. Dunn, an unmarried individual dated May 10, 2016, recorded on May 12, 2016, of record in Instrument No. 20160512-0047360, Register's Office for Davidson County, Tennessee.

The street address of the Real Property is 516 Pontiac Court, Madison, TN 37115

___Unimproved X improved real property.

This conveyance is made subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

GRANTOR

Sean Gleaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, the within named Sean Gleaves, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whom acknowledged that he executed the within instrument for the purpose therein contained.

Witness mu hand and official seal at office, this 28 day of March, 2018.

My commission expires: 7-6-20

Notary Public

DORETHA FYKES NOTARY Comm. Exp. July 6, 2020 PUBLIC DAVIDSON COUNTY, TN