This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 75597 DEEDQC
04/02/2018 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180402-0030640

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Ronnie Lee Farmer, Sr.	Same as Owner	43-13-380.00
404 Elm Street		
Madison, TN 37115		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Ronnie Lee Farmer, Jr. and Eric Farmer,** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **Ronnie Lee Farmer, Sr.,** his heirs and assigns, in and to the following tracts of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly 200 feet of Lot No. 39, of Block I, on the plan of Forest Park at Madison, Tennessee, as shown on Plat of record in Plat Book 843, page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Said part of Lot No. 39 fronts 50 feet on the southerly side of Elm Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Samantha E. Farmer, married by Warranty Deed from Daryl King, married, executed January 11, 2005 and recorded January 20, 2005, of record in Instrument Number 20050120-0007539, and corrected in Instrument Number 20180116-0004513, Register's Office for Davidson County, Tennessee. The said Samantha E. Farmer having died intestate, on October 6, 2016 and Affidavits of Heirship filed for record in Instrument Number _201804020030638_____ and Instrument Number __201804020030639____, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search or legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 27th day of March 2018.

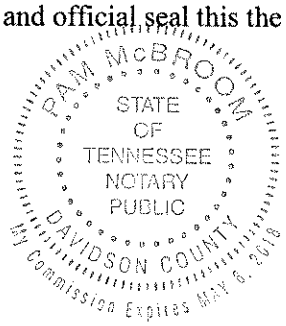
Ronnie Lee Farmer, Jr.

Eric Farmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie Lee Farmer, Jr., the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this the 27th day of March 2018.



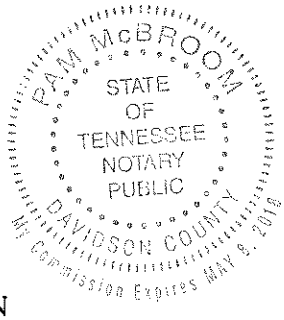
Pam McBroom
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Farmer, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this the 27th day of March 2018.



Pam McBroom
Notary Public

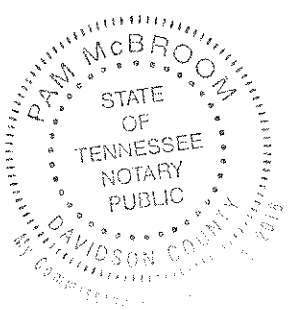
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Ronnie Farmer Jr
Affiant

Subscribed and sworn to before me, this 27th day of March 2018.



Pam McBroom
Notary Public

My Commission Expires:

Certificate of Authenticity

I, Pam McBroom, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ana Ghianni, a notary public for this county and state, Pam McBroom who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISION EXPIRES: 5/30/2021

ANA GHIANNI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201804020030640