File No.

QUITCLAIM DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of March, 2018. Notary Public MY COMMISSION EXPIRES: 2-25-19 (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 75598 DEEDQC
04/02/2018 03:30:34 PM 2 pgs
Fees: $17.00 Taxes: $0.00
20180402-0030641

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamar Fletcher	Same	81 06 203
(NAME) 2005 26th Ave North	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of ten dollars cash in hand paid, and for the purpose of I,

Jamar Fletcher (erroneously shown as Jarmar Fletcher)

by these presents do remise, release and QUITCLAIM unto Michael Harrell, TRUSTEE, his successors and assigns, all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 11 on the Map of Cumberland Gardens, Section Four, of record in Book 3106, Page 24, Register's Office for said County.

SAID Lot No. 11 fronts 51.0 feet on the westerly side of 26th Avenue North, and extends back between lines, 160.0 feet on the northerly side and 160.0 feet on the southerly side to a line in the rear on which it measures 50.4 feet.

Being the same property conveyed to Jamar Fletcher (erroneously shown as Jarmar Fletcher) by deed from Geraldine Yvonne Fletcher, of record in Instrument No. 20070216-0019715, Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

And now, I, the said unto **Michael Harrell, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and QUITCLAIM unto

Jamar Fletcher

his heirs and assigns, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.

In Witness Whereof, we have hereunto set our hands this 26 day of March, 2018.

Jamar Fletcher

Michael Harrell, Trustee

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jamar Fletcher, the bargainors, with whom I am personally acquainted (or proved to me in 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 at office this 26 day of March, 2018.

My Commission expires:

2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE }
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael Harrell, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of March, 2018.

My Commission expires:

2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.