THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN TENNESSEE 37067

Bill Garrett Davidson County
Batch# 77491 DEEDQC
04/09/2018 02:41:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180409-0033376

[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 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:	Tax ID#:
Stephanie Christian 1605 Knox Dr Brentwood TN 37027	Same as Owner	60-1-127

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **VAN E. CHRISTIAN, II** , hereinafter called the Grantor, do hereby Quitclaim and convey unto **STEPHANIE CHRISTIAN**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Van Christian, II by Deed from Ocwen Federal Bank, FSB of record on November 6, 1998, at Book 11200, page 774, Davidson County Register of Deeds. Further being the same property conveyed to Van E. Christian II and wife, Stephanie Christian by Quitclaim Deed from Van E. Christian, II of record on March 9, 2005, at Instrument No. 20050309-0026002, said Register's Office.

This property is commonly known as **3108 Greggwood Drive, Nashville, TN 37207**.

This conveyance is subject to any and all relevant easements of record, covenants, conditions, or restrictions and the like of record, zoning restrictions, and other matters of record or of law.

Witness my hand this 27 day of MARCH, **2018:**

VAN E. CHRISTIAN, II

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VAN E. CHRISTIAN, II**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of March, **2018:**

Notary Public

My Commission Expires: 09-10-2020

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A) &(E) (2003).

CAROLINE A. BASALIOUS
COMM. # 2164419
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 09/10/2020