PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 82916 DEEDQC
04/19/2018 02:45:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180419-0037103

W & I Ref: (DM) Title No.: 59585
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laura E. Tharpe 410 Grayson Drive Nashville, TN 37205	Triumph Bank 5699 Poplar Avenue Memphis, Tennessee 38119

TAX MAP PARCEL NUMBERS: 11514004400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicholas O. Markham**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Laura E. Tharpe** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 824 on the Plan of West Meade Farms, Inc., Section IX of record in Book 233, page 78, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura E. Tharpe and Nicholas O. Markham, husband and wife by Warranty Deed from Hugh E. Martin, unmarried and Catherine Jane West, unmarried, dated June 13, 2016 and recorded on June 15, 2016 of record in Instrument No. 20160615-0060678, Register's Office for Davidson County, Tennessee. By Quitclaim Deed recorded simultaneously herewith, Nicholas O. Markham conveyed his interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 78, said Register's Office, which Plan shows a 100, foot minimum building setback line from Grayson Drive, and a 10 foot easement for public utility purposes along the broken rear and southeasterly side line of said lot.

This is improved property, known as 410 Grayson Drive, Nashville, TN 37205

WITNESS THE EXECUTION HEREOF this 12th day of April, 2018.

Nicholas O. Markham

State of Tennessee

County of Davidson

On this 12th day of April, 2018, before me the undersigned authority, personally appeared **Nicholas O. Markham,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Sec. 67-4-409(a)(3)(E).

Affiant

Sworn and subscribed before me this 12th day of April, 2018.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019