Bill Garrett Davidson County
Batch# 84335 DEEDQC
04/24/2018 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180424-0038621

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Todd Stratton 304 Stone Heath Court Nashville, TN 37211	New Owner	180-03-0-A-023.00CO

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 24 day of April, 2018.

Notary Public

My Commission Expires: 3-21-20
(Affix Seal)

QUITCLAIM DEED

For the express purpose of making a re-conveyance to create a fee simple title in accordance with the Marital Dissolution Agreement entered as Docket No. 10D-35 in the Fourth Circuit Court for Davidson County, Tennessee, and for good and valuable consideration, and no monetary consideration, the undersigned **Julia Marie Stratton,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Todd Stratton,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 130, Section 1C, Stone Creek Park, as the same appears on survey and plat of record in Book 9700, pages 469 and 470, in the 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 Todd Stratton, married by Warranty Deed from David W. Kern and wife, Michelle K. Kern, dated April 18, 2008, recorded May 9, 2008, of record in Instrument No. 20080509-0048325, Register's Office for Davidson County, Tennessee.

This is improved property located at: 304 Stone Heath Court, Nashville, TN 37211

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 24 day of April, 2018.

Julia Marie Stratton

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Julia Marie Stratton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this, the 24 day of April, 2018.

Notary Public
My Commission Expires: March 23, 2021

MARK A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY