THE INSTRUMENT WAS PREPARED BY:
FATMATA B. KAMARA
1513 PLEASANT HOLLOW LANE
OLD HICKORY, TENNESSEE 37138

Bill Garrett Davidson County
Batch# 85703 DEEDQC
04/27/2018 12:03:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180427-0039885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is zero

Affiant, Alpha Sheriff

Subscribed and sworn to before me on 1st day of Nov., 2017

GORDON L. EIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: My Commission Expires August 04, 2020

Address New Owner as Follows:
Fatmata Bintu Kamara
1513 Pleasant Hollow Lane
Old Hickory, TN 37138

Send tax Bills to:
JPMorgan Chase Bank, N,A.
5409 Maryland Way, Suite 202
Brentwood, TN 37027

064 08 0A 075.00

QUITCLAIM DEED

WHEREAS, Alpha M. Sheriff, ("Grantor") and Fatmata Bintu Kamara ("Grantee") were married as husband and wife and are currently divorced; and

WHEREAS, this is a transfer of property by tenants by the entirety in resolution of a divorce and is not subject to taxation; and

WHEREAS, Grantor has agreed to quitclaim all of his right, title and interest in and to the tract of land hereinbelow.

NOW, THEREFORE, for and in consideration of the sum of zero and No/100 ($0.00) Dollars, cash in hand paid for and in consideration of the Marital Dissolution Agreement executed by the parties in the matter of Alpha Moduseray Sheriff vs Fatmata B. Kamara, Davidson County Eighth Circuit Court No. 07D3414, Alpha Sheriff, the Grantor, does hereby convey, remise, release and forever quitclaim unto Fatmata Bintu Kamara, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

> Land in 11th Civil District of Davidson County, Tennessee, BEING Lot No. 34 of Merritt Downs, Section Three, as per Plat of record at instrument No. 20040629-0076758, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Beazer Homes Corporation, a Tennessee Corporation, by Warranty Deed from Gilbert S. Merritt, Jr., executed on January 6, 2004, of record at Instrument No. 20040107-0002886, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Alpha Sheriff and Fatmata B. Kamara (then Fatmata B. Sheriff), by Warranty Deed from Beazer Homes Corporation, a Tennessee Corporation, executed on July 27, 2005, of record at Instrument Number 20050729-0088875, Register's Office of Davidson County, Tennessee

Subject to restriction as of record in Instrument Number 20010702-0069864, amended in Instrument Number 20040330-0035673, Register's Office for said County.

Subject to a Utility Easement as of record in Book 4910, Page 838, Register's Office for said County.

Subject to an ingress/egress easement as of record in Book 5699, Page 537, Register's Office for said County.

Subject to a Sewer/Storm Drainage Easement as of Record in Instrument Number 20001208-0121300, Register's Office for said County.

Subject to any and all easements of record, if any.

This instrument of interest hereby released and quitclaimed are subject to such limitations, restriction, and encumbrances as may affect the premises.

This property is improved property known as 1513 Pleasant Hollow Lane, Old Hickory, TN, 37138.

In WITNESS WHEREOF, I have hereunto set my hand on this 1ST day of November, 2017.

ALPHA M. SHERIFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALPHA SHERIFF, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained..

Witness my hand and Official seal this 1ST day of NOVEMBER, 2017.

NOTARY PUBLIC

My commission expires: My Commission Expires August 04, 2020

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.