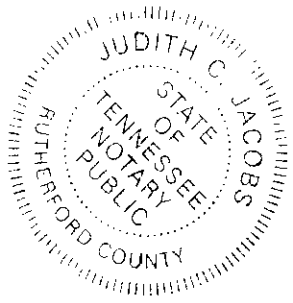
QUITCLAIM DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Michael L. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of April 2018.

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yoshie Matsuda Nance	Regions Bank dba Regions Mortgage	165-14-0-122.00
(NAME)	(NAME)	Bill Garrett Davidson County
4899 Peppertree Drive	2050 Parkway Office Circle	Batch# 88226 **DEEDQC**
(ADDRESS)	(ADDRESS)	05/04/2018 11:10:46 AM 2 pgs
Antioch, TN 37013	Birmingham, AL 35244	Fees: $12.00 Taxes: $0.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180504-0042743

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Yoshie Matsuda Nance, unmarried,** hereinafter called the Grantor(s), have quitclaimed unto **Yoshie Matsuda Nance, unmarried and William M. Nance and Patrick A. Nance, as joint tenants with rights of survivorship,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 115 of Peppertree Forest, Section 14, as of record in Plat Book 7900, page 501, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Yoshie Matsuda Nance by Quitclaim Deed from William Murrell Nance, II, dated December 15, 1998 and filed for record July 14, 1999 in book 11572, page 81, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4899 Peppertree Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 25 day of April 2018.

Yoshie Matsuda Nance

Yoshie Matsuda Nance

State of Tennessee
County of Davidson

Personally appeared before me Yoshie Matsuda Nance, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25 day of April, 2018.

Notary Public Judy Jacobs
My Commission Expires: 1-20-20

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 201803007

