THIS INSTRUMENT PREPARED BY:
Justin Bouchard / Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108
958509
MAIL TAX STATEMENTS TO:
Lisa Marie Ballard
4112 Stone Hall Boulevard
Hermitage, TN 37076

Bill Garrett Davidson County
Batch# 90599 DEEDQC
05/09/2018 04:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180509-0044685

QUITCLAIM DEED

THIS INDENTURE, Made this 19 day of April, 2018, by and between Lisa Marie Ballard, a married woman of the County of DAVIDSON, State of Tennessee, party/parties of the first part, Lisa Marie Ballard, and Franklin Ballard wife and husband of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **4112 STONE HALL BOULEVARD, HERMITAGE** TN, 37076).

BEING the same premises which Phillips Builders, LLC, a Tennessee limited liability company in deed dated 5/15/2012 and recorded 5/18/2012 in the DAVIDSON County Recorder's Office in Deed Book Volume 20120518-0043139, granted and conveyed to Lisa Marie Ballard.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Lisa Marie Ballard

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

State of Tennessee

County of DAVIDSON (SS)

On this 19 day of April in the year 2018, before me, the undersigned notary public, personally appeared Lisa Marie Ballard, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Carol DiGiore
Notary Public

OATH OF VALUE

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Subscribed and sworn to before me this 19 day of April, 2018

Carol DiGiore
Notary Public
My Commission Expires: 7-2-18

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

File No: 958509

TAXPAYER/OWNER: Lisa Marie Ballard
ADDRESS: 4112 STONE HALL BOULEVARD, HERMITAGE TN, 37076

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 4 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 1B, a planned unit development, of record in Instrument No. 20110317-0020906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property as conveyed from Phillips Builders, LLC, a Tennessee limited liability company to Lisa Marie Ballard, a married woman as set forth in Deed Instrument #20120518-0043139 dated 05/12/2012, recorded 05/18/2012, DAVIDSON County, TENNESSEE.

085 04 0A 004.00

True Copy Certification

I, CHRIS CARNRIGHT, do hereby 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 this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES