QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-19

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title and Escrow, LLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shannon Meffert (NAME)	**SAME AS NEW OWNER**	
2971 Baby Ruth Ln. (ADDRESS)	Bill Garrett Davidson County Batch# 107026 **DEEDQC** 06/21/2018 08:59:20 AM 3 pgs Fees: $17.00 Taxes: $0.00	**163-11-0-004.00**
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) 20180621-0059769	

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,

Kristopher Beau Tackett and Deana Johnson (formerly known as **Deana Tackett**) ("Grantor")

have bargained and sold, and by these presents do transfer and convey unto

Shannon Meffert, an unmarried woman ("Grantee")

his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 4 on the Plan of Baby Ruth Lane Estates, of record in Plat Book 9700, page 611, 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 a portion of the same property conveyed inadvertently to Kristopher Bean Tackett and Deana Tackett by Warranty Deed from Betty J. Furlong and Michael B. Place, of record in Instrument No. 20090630-0060654, in the Register's Office for Davidson County, Tennessee. The said Kristopher Beau Tackett and Deana Johnson do hereby affirm that they did not intend to acquire any interest in the herein referenced property by virtue of said Warranty Deed and do hereby execute this Quitclaim Deed to convey unto Grantee any and all interest they may have inadvertently received in said property under said erroneous Warranty Deed. The said Deana Johnson does hereby affirm that she was formerly known as and is one and the same as Deana Tackett. The said Kristopher Beau Tackett does hereby further affirm that his middle name was incorrectly stated as Bean in said Warranty Deed and that he is one and the same as Kristopher Bean Tackett.

This is **improved** property known as: **2971 Baby Ruth Lane, Antioch, Tennessee 37013**.

Witness my hand this the 11th day of June, 2018.

Kristopher Beau Tackett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristopher Beau Tackett** (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of June, 2018.

Notary Public
My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Witness my hand this the 11th day of June, 2018.

Deana Johnson

STATE OF KY)

COUNTY OF Pike)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deana Johnson** (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of June, 2018.

Notary Public
My Commission Expires: 2/10/21

NOTARY PUBLIC AT LARGE