THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 133060
PARCEL: 174.00

NEW OWNER'S ADDRESS:
Melissa Benford and James W. Burns, Jr.
3705 Yelton Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Wells Fargo
PO Box 10335
Des Moines, IA 50306

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO CORRECT & ESTABLISH TENANTS BY THE ENTIRETY BASED ON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE SEARCH HAVING BEEN PERFORMED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Melissa Benford, (Grantors), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, as follows:

Being Lot No. 39, Leonard Heights, of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Benford, unmarried by Warranty Deed dated 5/23/97 from Alfonzo Olguin, unmarried of record in Book 10467, Page 346, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3705 Yelton Drive, Nashville, TN 37211.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Melissa Benford and James W. Burns, Jr., wife and husband, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Bill Garrett Davidson County
Batch# 109069 DEEDQC
06/26/2018 09:52:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180626-0061309

IN WITNESS WHEREOF we have hereunto set our hands on the 22nd day of June, 2018.

Tammy Mellons

Melissa Benford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Melissa Benford, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 22nd day of June, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, 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 an official seal this the 22nd day of June, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 22nd day of June, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County