This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

Melissa Ohm
AFFIANT

Subscribed and sworn to before me this
the 19th day of June, 2018.

Elizabeth Paschall
NOTARY PUBLIC

My Commission Expires: 5/30/21

Bill Garrett Davidson County
Batch# 109271 DEEDQC
06/26/2018 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180626-0061576

NEW OWNER:

Ashawnae Nicole Masoni Flippo and
Sharina Rose Flippo
654 Flintlock Court
Nashville, TN, 37217

SEND TAX BILLS TO:

SWBC Mortgage
9311 San Pedro Avenue, Ste 100
San Antonio, TX 78216

MAP/PARCEL:

135 16 0B 126.00

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Sharina Flippo, a single woman and Gregory D. Flippo, a married man** (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Ashawnae Nicole Masoni Flippo, a single woman and Sharina Rose Flippo, a single woman *** (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows: *** as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Unit No. 126 on the Plan of Woodridge at Nashboro Village of record in Plat at Instrument No. 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharina Flippo, a single woman and Gregory D. Flippo, a married man by Warranty deed from Brooke A. Gustafson, an unmarried woman, of record in Instrument No. 20151207-0122836 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 07, 2015 and Affidavit of Scrivener's Error recorded on January 29, 2016 in Instrument No. 20160129-0009110.

This property is commonly known as 654 Flintlock Court, Nashville, TN 37217.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

***Gregory D. Flippo, grantor, represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.*

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 16 day of JUNE, 2018.

GRANTOR:

Gregory D. Flippo

Sharina Flippo

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF _____ - See attached -

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gregory D. Flippo with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the ___ day of _____, 201___.

NOTARY PUBLIC

My Commission Expires:_____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharina Flippo with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 19TH day of JUNE, 2018.

NOTARY PUBLIC

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5.25.20

20181352R

Quitclaim Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Benito)

On June 16, 2018 before me, J. Dutra, Notary Public
(insert name and title of the officer)

personally appeared Gregory D. Flippo,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

NCC1 J. DUTRA NCC1
Commission No. 2140813
NOTARY PUBLIC-CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires JANUARY 25, 2020

WITNESS my hand and official seal.

Signature JDutra (Seal)

True Copy Certification

I, Alyssa Rayne, 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 that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

