Bill Garrett Davidson County
Batch# 115722 DEEDQC
07/12/2018 01:51:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180712-0067589

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
TOSHIBA N. TALLEY 5121 HIGHLANDER DR. ANTIOCH, TN 37013	SELECT PORTFOLIO SERVICES P.O. BOX 65250 SALT LAKE CITY, UT 84165-0250	MAP 163-2 PARCEL 109

KNOW ALL MEN BY THESE PRESENTS:

That JEFFREY L. TALLEY, Grantor, (being one and the same as JEFFREY LAMONTE' TALLEY) for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, Docket No. 18D587, between JEFFREY LAMONTE' TALLEY), Plaintiff, and TOSHIBA NICCOLE TALLEY, (being one and the same as TOSHIBA N. TALLEY) Defendant, does hereby demise, release, and forever quitclaim unto the said, TOSHIBA N. TALLEY, her heirs, successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being Lot No. 159, Hickory Highland place, Section 2, Phase 3, of record in Instrument No. 20020315-0032956, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jerry Butler Builders, LLC, by Warranty Deed from Hickory Highlands, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20020528-0064350, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plan in Instrument No. 20020315-0032756, Register's Office for Davidson County, Tennessee.

Subject to deed of conveyance to the Metropolitan Government of Nashville and Davidson County record in Book 10868, page 886, Book 10868, page 923, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 10421, page 239, Book 11306, page 572, Book 11667, page 310, Instrument No. 2000201-0016122, Instrument No. 20020528-0064349, and amended in Book 11103, page 990, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey L. Talley, Married, by Warranty Deed from Jerry Butler Builders, LLC, of record in Instrument No. 20050301-0022574, recorded March 1, 2005 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 5121 Highlander Drive, Antioch, TN 37013.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said TOSHIBA N. TALLEY, hereby agrees to pay and agrees to hold JEFFREY L. TALLEY, harmless from one original Deed of Trust in favor of America's Wholesale Lender, and now Select Portfolio Services said note bearing an original unpaid principal balance of $100,320.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20050301-0022575 and Re-record Instrument No. 20050419-0043668, Pages 1-11, recorded on March 1, 2005 and re-recorded on April 19, 2005 in the Register's Office for Davidson County, Tennessee.

The actual consideration of this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JEFFREY L. TALLEY, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

JEFFREY L. TALLEY
Grantor

Sworn to and subscribed before me this 6th day of July, 2018.

Tonya D Russell
State of Tennessee Notary Public
Davidson County
My Commission Expires May 03, 2021

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named TOSHIBA N. TALLEY, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Toshiba N Talley
TOSHIBA N. TALLEY
Grantee

Sworn to and subscribed before me this 6th day of July, 2018.

Tonya D Russell
State of Tennessee Notary Public
Davidson County
My Commission Expires May 03, 2021

NOTARY PUBLIC

My Commission Expires: _____