THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:

Bill Garrett Davidson County
Batch# 116957 DEEDQC
07/17/2018 10:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180717-0069334

New Owner(S) Address &
Mail Tax Statements To:
Monica Joyce Lillard
3218 Doverside Drive
Nashville, TN 37207

Property Tax ID#: 050-14-0-071.00
File #: TN471714

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, CLIFFORD S. LILLARD, unmarried, and former wife, MONICA LILLARD a/k/a MONICA JOYCE LILLARD, unmarried, as Grantors, hereby convey all rights, titles and interests that we may have in to MONICA JOYCE LILLARD, unmarried, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 050-14-0-071.00

Property Address: 3218 Doverside Drive, Nashville, TN 37207

Prior Deed recorded 12/01/1989, in Book 7996, Page 769, Davidson County Court Clerk's Office.

Exempt Pursuant to T.C.A. Code 67-4-409(a3E).

Witness our hands this the 30TH day of JUNE, 2018.

CLIFFORD S. LILLARD

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, CLIFFORD S. LILLARD, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 30TH day of JUNE, 2018.

Notary Public
My Commission expires: 1/8/19

CLARISSA BLAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

CLIFFORD S. LILLARD

Subscribed and sworn to before me this the 30TH day of JUNE, 2018.

Notary
My Commission expires: 1/8/19

CLARISSA BLAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Witness our hands this the 30TH day of JUNE, 2018.

Monica Lillard a/k/a
Monica Joyce Lillard
MONICA LILLARD a/k/a
MONICA JOYCE LILLARD

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, MONICA LILLARD a/k/a MONICA JOYCE LILLARD, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 30TH day of JUNE, 2018.

Notary Public
My Commission expires: 1/8/19

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Monica Lillard
Monica Joyce Lillard
MONICA LILLARD a/k/a
MONICA JOYCE LILLARD

Subscribed and sworn to before me this the 30TH day of JUNE, 2018.

Notary
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 682 on the Plan of Parkwood Estates Subdivision, Section 4, of record in Book 3300, Pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 682 fronts 75 feet on the southerly side of Doverside Drive and runs back between parallel lines, 150 feet, to a deed line.

Being the same property conveyed to Clifford S. Lillard and wife, Monica Joyce Lillard by Deed from Donald Charles Warden and wife, Ann Warden dated November 30, 1989 and recorded December 1, 1989 in Book 7996 Page 769, Register's Office for Davidson County, Tennessee.

Commonly Known As: 3218 DOVERSIDE Drive, Nashville, TN 37207
Parcel ID: 050-14-0-071.00

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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.

Signature

State of Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters