This certificate prepared by the Office of the Director, Field Collection- Civil Enforcement Advice and Support Operations- Advisory, SBSE, of Internal Revenue at Nashville, Tennessee

send tax bills to:
Charla Hunter
3001 Hamilton Church Road
Antioch, TN 37013

QUITCLAIM DEED

(Pursuant to Section 6338(b) of the Internal Revenue Code of 1986)

THIS DEED is made this 9th day of July 2018, by and between Gwannette Claybrook, Area Director of Internal Revenue for Collection, Gulf States Area, Small Business/Self Employed, **Grantor**, and Charla Hunter, 3001 Hamilton Church Road, Antioch, TN 37013, **Grantee**.

WITNESSETH:

WHEREAS, by virtue of levy issued to collect unpaid taxes due the United States and payable by Gregory A. Heard, 364 Battle Road, Antioch, TN 37013, which taxes were duly assessed and remained unpaid more than ten days after notice and demand, the Area Director of Internal Revenue, Gulf States Area, Small Business/Self Employed, through her duly authorized Revenue Officer, seized the property hereinafter described and offered same for sale on January 4, 2018 after having given public notice of the time and place in the manner and form as required by statutes in such cases, and that at such sale the property was sold as provided by Sections 6331 and 6335, Internal Revenue Code of 1986, at public sale to Charla Hunter, 3001 Hamilton Church Road, Antioch, TN, 37013, for the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00).

WHEREAS, more than 180 days have elapsed since the date of sale for the purpose of redeeming the said property described in Certificate of Sale of Seized Property, issued January 4, 2018, under authority of Section 6338(a) of the Internal Revenue Code of 1986; and whereas no redemption has been made in accordance with Section 6337(b) of the Internal Revenue Code of 1986.

Bill Garrett Davidson County
Batch# 130182 DEEDQC
08/16/2018 04:05:14 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20180816-0081484

NOW, THEREFORE, the **Grantor**, as Area Director of Internal Revenue, Collection, Gulf States Area, by virtue of the levy and in consideration of the amount paid as aforesaid, receipt of which is hereby acknowledged, and upon surrender of the Certificate of Sale of Seized Property, issued January 4, 2018, has conveyed and by these presents does convey, remise, release, and forever quitclaim unto said Charla Hunter, **Grantees**, free and clear of all Federal tax liens that have attached to the real property prior to the issuance of this deed, in accordance with the provisions of section 6339(b) of the Internal Revenue Code of 1986, all of the estate, right, title and interest which Gregory A. Heard had of, in, and to all that tract or parcel of land hereinafter described to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 59, on the Addition to and a Revision of Lot Nos. 93, 94, 95, 96 and 97 on the Plan of H.B. McNabb Subdivision, of record in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory A. Heard by deed of record in Instrument No. 20131030-0112704. Register's Office for Davidson County, Tennessee.

This is improved property having an address of 3017 Harlin Drive, Nashville, TN 37211

Map 119-13.0, Parcel 016.00

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $150,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 150,000.00
Stylo K. Rd, Affiant
Subscribed and sworn before me this the
16 Day of August, 2018.
Rebecca Vanda, Deputy Register

IN WITNESS WHEREOF, the **Grantor** has set his hand and seal the day and year first above written.

LaSonia Kimes
Acting Advisory Group Manager, Group 1
Field Collection- CEASO- Advisory
Small Business/Self Employed

For: Gwannette Claybrook
Internal Revenue Service, Area Director
Collection, Gulf States Area
Small Business/Self Employed

(STATE OF Tennessee)
(COUNTY OF DAVIDSON)

Signed, Sealed and Delivered
In the Presence of:

Witness

Personally appeared before me, Tanya A. Allen, a Notary Public in and for said State and County, the within named LaSonia Kimes, Acting Advisory Group Manager, State of Tennessee, the bargainer, with whom I am personally acquainted and known by me to be such officer who acknowledged that she executed the within instrument as such officer freely and voluntarily, for the purpose therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at Nashville, Tennessee, this 10th day of July, 2018.

Tanya A. Allen
Notary Public

TANYA A ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

My Commission Expires: November 5, 2019