Karen Y Johnson Davidson County
Batch# 140555 DEEDQC
09/13/2018 12:54:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180913-0090957

QUITCLAIM DEED

ADDRESS NEW OWNER(S):
Thomas Joseph Corcoran, Jr.
7925 Boone Trace
Nashville, TN 37221

SEND TAX BILL TO:
Carrington Mortgage Services, LLC
Attn: Cashiering
PO Box 79001
Phoenix, AZ 85062

MAP-PARCEL
Map 126-15-A
Par 57.00CO

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY, ATTORNEY
917 Solley Drive
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Rowena Gale Corcoran
Affiant TN DL # 113494867

MIKE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me on this the 13th day of September 2018.

Notary Public

My Commission Expires:

My Commission Expires MAR. 10, 2019

PURSUANT to a Divorce Decree issued by the Third Circuit Court for Davidson County, Tennessee, being Action No. 17D1461 and no monetary consideration I, Rowena Gale Corcoran, the Grantor, by these presents do hereby quitclaim and convey unto Thomas Joseph Corcoran, Jr., the Grantee title in fee simple, subject to the first mortgage of record in the Register's Office for Davidson County, Tennessee, and his heirs, successors, and assigns, the following described tract or parcel of land which is situated, lying and being in Davidson County, State of Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Boone

Trace at Biltmore, of record in Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Rowena Gale Corcoran by Warranty Deed from John W. Blanton and wife, Jan E. Blanton dated May 13, 2008, recorded as Document No. 20080516-0050735 Register's Office for Davidson County, Tennessee..

This conveyance is subject to any and all restrictions and easements of record..

This is improved property known as 7925 Boone Trace,, Nashville, Tennessee 37221.

SPECIAL CONDITIONS:

Said property is conveyed without any title work having been performed and this conveyance is made based on copy of deed provided by the Grantee and conveyance is made subject to such limitations, restrictions and encumbrances as are of or may be of record that would be ascertainable should a complete record check be made of the property records at the Davidson County, Tennessee official public offices and to such other limitations, restrictions and encumbrances as may affect the premises.

~~**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate,~~ title and ~~interest~~, belonging to the said Grantor, conveyance is hereby made ~~to the~~ Grantee, his heirs, and assigns in fee simple ~~forever~~, and I do ~~covenant~~ with the said Grantee that I am lawfully seized and possessed of the said ~~land~~ in fee simple, have a good right to convey it and that the same is ENCUMBERED AND CONVEYED SUBJECT TO THE FIRST MORTGAGE OF RECORD in the Register's Office for Davidson County, ~~Tennessee~~

RC

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of September, 2018 at Nashville, Tennessee.

Rowena Gale Corcoran

Rowena Gale Corcoran

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mike Taylor, a Notary Public in and for said County and State, the within named, Rowena Gale Corcoran, the Bargainor(s), with whom I am personally acquainted or satisfactorily proved to me her identity and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of September, 2018

MIKE TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires MAR. 10, 2019

QCD2-CORCORAN2018