THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS:
Amanda R. Waring & Jake O. Waring
820 Gloucester Lane
Nashville, TN 37221

Karen Y Johnson Davidson County
Batch# 177514 DEEDQC
12/26/2018 10:23:12 AM 2 pgs
Fees: $17.00 Taxes: $0.00

20181226-0124933

MAP: 141050A
PARCEL: 089.00CO

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste. 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Amanda R. Thomas, a married woman nka Amanda R. Waring, a married woman, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 89, Phase 1, Section 2, Avondale Park, as shown on plat of record in Instrument No. 20081218-0121117, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amanda R. Thomas, a married woman by Warranty Deed dated 4/26/13 from Michael Telford, an unmarried man and Candy Telford, husband and wife of record in Instrument No. 20130509-0046875, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20130815-0085711, said Register's Office.

This is (X) improved ( ) unimproved property known as: 820 Gloucester Lane, Nashville, TN 37221

Amanda R. Thomas and Amanda R. Waring are one and the same person.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Amanda R. Waring and Jake O. Waring, wife and husband, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 17th day of December, 2018.

Amanda R. Waring

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Amanda R. Waring, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 17th day of December, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 17th day of December, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 17th day of December, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County