Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Zachary Cypress **Erin Graves Cypress** **759 Greeley Drive** **Nashville, TN 37205**	**Map/Parcel** **102-16-0-035.00**	**Mr. Cooper** **PO Box 2505** **Covina, CA 91722-2505**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Zachary Cypress** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Zachary Cypress and Erin Graves Cypress, husband and wife** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **759 Greeley Drive, Nashville, Davidson County, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 181505 DEEDQC
01/08/2019 01:01:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190108-0002026

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 3rd day of January, 2019.

Brett Carter
Notary Public
My Commission Expires: 7/9/2022

BRETT CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 3rd day of January, 2019.

Zachary Cypress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Zachary Cypress**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 3rd day of January, 2019.

Notary Public

My Commission Expires: 11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Hillwood Estates, Section X, as of record in Plat Book 2331, pages 95 and 96, Register's Office for said County.

Said lot fronts 160 feet on the westerly side of Greeley Drive, and extends back 321.80 feet on the northerly line and 298.61 feet on the southerly line, to a dead line in the read on which it measures 210 feet.

Being the same property conveyed to Zachary Cypress by Warranty Deed from Steven Edward Anderson, Successor Trustee of the Katherine Sue Anderson Family Trust and Steven Edward Anderson, Executor of the Estate of William Clyde Anderson, dated July 17, 2014, of record as Instrument Number 20140718-0063883, Register's Office for Davidson County, Tennessee.