QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 190094 DEEDQC
01/31/2019 08:57:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190131-0009267

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Margaret Dorse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF JANUARY 2019.

Notary Public

COMMISSION EXPIRES: 11/08/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Margaret A. Dorse	Margaret A. Dorse	018 12 0A 023.00
116 Mavella Ct Goodlettsville, TN 37072	116 Mavella Ct Goodlettsville, TN 37072	
(Address)	(Address)	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Lanisa L. Dorse, hereinafter referred to as Grantor(s), hereby quitclaim to Margaret A. Dorse his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Emerald Cove Subdivision, of record in Plat Book 6900, pages 629, 630 and 631, as amended in Plat Book 9112, page 29, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Lanisa L. Dorse by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWABS 2004-05 dated August 27, 2009 and recorded September 28, 2009 as Instrument No. 20090928-0089955, in said Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Lanisa L. Dorse has hereunto set his/her/their signature, on this, the 24th day of January, 2019.

Lanisa Dorse
Lanisa L. Dorse

STATE OF Tennessee

County OF Davidson

I, J. Wayne Thomas, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Lanisa L. Dorse personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of January 2019.

Notary Public

My Commission Expires: 1/08/2021

(SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021