This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 204936 DEEDQC
03/12/2019 01:41:19 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190312-0022640

FROM: PATRICE BERTRAND, her successors and assigns (the **"Grantor"**)		
TO: VERESSA DERRICK, her successors and assigns (the **"Grantee"**)		
Address New Owner as follows: VERESSA DERRICK 4001 Anderson Road G62 Nashville, Tennessee 37217	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes: (new owner)	Map / Parcel No.: 081-07-0-448.00 and 081-07-0-448.00

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

Sworn to and subscribed before me, this 25th day of February, 2019.

Notary Public

My Commission Expires: Dec 8, 2021

REZHEN AMEDI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WHEREAS:

A. By Quitclaim Deed of record as Instrument Number 20180124-0007588, in the Register's Office for Davidson County, Tennessee, PATRICE BERTRAND acquired title to the property described therein ("Tract 1").

B. By Quitclaim Deed of record as Instrument Number 20180124-0007589, in the Register's Office for Davidson, PATRICE BERTRAND acquired title to the property described therein ("Tract 2").

C. Collectively herein, Tract 1 and Tract 2 shall be referred to as the "Property".

D. **PATRICE BERTRAND** shall be referred to as the "**Grantor**".

E. Grantor wishes to convey title to the Property to **VERESSA DERRICK** (the "**Grantee**").

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby quitclaim and convey unto Grantee all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

The Property is improved property believed to be commonly known as 1817 A 11th Avenue North, and 1817 B 11th Avenue North, all in Nashville, Davidson County, Tennessee, but such address is not part of the legal description, and in the event of any discrepancy, the legal description set forth on Exhibit A hereto shall control, and is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

GRANTOR:

PATRICE BERTRAND

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, PATRICE BERTRAND, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and seal this 25 day of February, 2019.

Notary Public

My Commission Expires: Dec 8, 2021

REZHEN AMEDI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

First Tract:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 48-A, ZONE LOT DIVISION OF LOT 48 OF THE RESUBDIVISION OF LOT 48 ON THE PLAN OF WILLIAMS AND VALENTINO'S SUBDIVISION, OF RECORD IN PLAT BOOK 6200, PAGE 484, REGISTER'S OFFICE FOR SID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BRUCE BERTRAND AND PATRICE BERTRAND, HUSBAND AND WIFE, BY SPECIAL WARRANTY DEED FROM COUNTRYWIDE HOME LOANS INC., DATED JANUARY 15, 2009, OF RECORD IN INSTRUMENT NO. 20090127-0007102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO PATRICE BERTRAND BY QUITCLAIM DEED FROM BRUCE BERTRAND, DATED JANUARY 23, 2018, OF RECORD IN INSTRUMENT NO. 20180124-0007588, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Second Tract:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48-B ON THE PLAN OF ZONE LOT DIVISION OF LOT 48 OF THE RESUBDIVISION OF LOT 48 OF WILLIAMS AND VALENTINO'S, OF RECORD IN BOOK 6200, PAGE 484, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BRUCE BERTRAND AND PATRICE BERTRAND, HUSBAND AND WIFE, BY SPECIAL WARRANTY DEED FROM BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-3CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3CB, DATED DECEMBER 4, 2008, OF RECORD IN INSTRUMENT NO. 20081209-0118855, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO PATRICE BERTRAND BY QUITCLAIM DEED FROM BRUCE BERTRAND, DATED JANUARY 23, 2018, OF RECORD IN INSTRUMENT NO. 20180124-0007589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.