Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 214787 DEEDQC
04/08/2019 09:15:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190408-0031493

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Judy C. Gouldener **276 Myhr Green** **Nashville, TN 37221**	**New Owner**	**142-07-0C-064.00 CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Judy C. Gouldener, a single person,** by these presents does hereby quitclaim and convey unto **Michael S. Sprouse and Jason M. Sprouse,** their heirs and assigns, her right, title and interest, with **Grantor hereby retaining a life estate** in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 64 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, including without limitation the bylaws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, and further amended in Instrument No. 20111101-0084880, said Register's Office, to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to JUDY C. GOULDENER, a single person by deed from JO ANN REASONOVER, unmarried, dated December 14, 2018, of record in Instrument No. 20181218-0122751, said Register's Office.

This is _XX_improved ____unimproved property known as as **276 Myhr Green, Nashville, TN 37221.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Judy C. Gouldener

STATE OF TENNESSEE
COUNTY OF Williamson

On this 4th day of April, 2019, before me personally appeared **Judy C. Gouldener,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand this 4th day of April, 2019.

GREGORY S. PERROW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 10.5.2020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer of property is ***$0.00*** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 4 day of April, 2019.

Notary Public
My commission expires: 9.30.19

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY