THIS INSTRUMENT PREPARED BY: **Diana Bradford, Esq.** **D. Bradford Law** **PO Box 140172** **Nashville, TN 37214** Karen Johnson Davidson County Batch# 237554 **DEEDQC** 06/03/2019 09:47:00 AM 2 pgs Fees: $12.00 Taxes: $0.00 20190603-0052318	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00. Affiant Subscribed and sworn to before me, this 4th day of May, 2019. Notary Public My Commission Expires: 4/4/2021

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCELS NOS.
LeNelle W. Waldron 400 Lynn Dr. Nashville, TN 37211	SAME AS OWNER	133 13 0 126.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, MICHAEL E. WALDRON, hereby quitclaim to LENELLE W. WALDRON, any and all of my interest in and to the following described real property:

Land in Davidson County, Tennessee, being Lot No. 431 on the plan of Caldwell Hall, Section VI, as of record in Book 2900, page 148, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Lynn Drive, the southwest corner of this lot; thence northeasterly 137.8 feel to a concrete monument; thence easterly 105.75 feet to a concrete monument in the west margin of Wauford Drive; thence with the margin of the same, southerly 120.73 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the north margin of Lynn Drive; thence with the margin of the same, westerly 85 feet to the point of beginning.

Being the same property conveyed to Michael Earl Waldron and wife, LeNelle W. Waldron from Leslie E. Wyatt and wife, Ivynell L. Wyatt, of record in Book 10018, page 125, Register's Office for Davidson County, TN.

Being the same property conveyed to conveyed to Leslie E. Wyatt and wife, Ivynell L. Wyatt by deed from Frank M. Rodgers and wife, Faye C. Rodgers of record in Book 9025, page 636, Register's Office for Davidson County, TN.

This conveyance is equal to any and all existing easements of record.

The legal description is the same as the previous deed of record.

The purpose of this Quit Claim Deed is to declare that the aforementioned real property is the separate property of LeNelle Wyatt Waldron and that Michael Earl Waldron hereby relinquishes any and all marital interest in said property, pursuant to the Final Decree of Divorce, No. 19D-156, Third Circuit Court for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 400 Lynn Drive, Nashville, TN 37211.

Witness my hand on this day 6 of May, 2019:

MICHAEL EARL WALDRON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The above personally appeared before me Diana Bradford, a Notary Public in and for said County and State, on this 6th day of May, 2019 and the within named, Michael Earl Waldron, the Bargainor, with whom I am personally acquainted or having produced proper identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 6th day of May, 2019.

Notary Public

My Commission Expires: 9/7/2021

DIANA BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021