This Instrument Prepared By:
Mary Neil Price
McKenzie Laird PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Jennifer Phaneuf 7953 Sawyer Brown Road Nashville, TN 37221	SAME
Map & Parcel No.: 128-10-0-039.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, DAWN MARIE DAVIS ("Grantor") does hereby quitclaim and convey unto JENNIFER PHANEUF ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property known as 7953 Sawyer Brown Road Nashville, Tennessee 37221.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 26 day of January, 2019.

2019

R E J.

DAWN MARIE DAVIS

Dawn Marie Davis

Karen Johnson Davidson County
Batch# 239520 DEEDQC
06/06/2019 08:24:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190606-0053986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, RENEE E. SINNOTT, a Notary Public in and for said County and State, Dawn Marie Davis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of JANUARY, ~~2017~~ 2019.

RENEE E. SINNOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Renee E Sinnott
NOTARY PUBLIC

My Commission Expires:

05.06.2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Dawn Marie Davis
AFFIANT

Subscribed and sworn to before me this 26th day of January, ~~2017.~~ 2019 RE.

RENEE E. SINNOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Renee E Sinnott
NOTARY PUBLIC

My Commission Expires:

05.06-2019

Exhibit A

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 17, ON THE PLAN OF STACY SQUARE, SECTION 2, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4175, PAGE 30, REGISTERE'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY COVEYED TO CLAUDE E. DAVIS AND DAWM M. DAVIS, BY WARRANTY DEED FROM TERRIE L. KIMBRELL, UNMARRIED, DATED 06/29/94, RECORDED 07/07/94, OR RECORD IN BOOK 9400, PAGE 439, IN THE REGISTERE'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO CLUADE E. DAVIS AND WIFE, DAWN M. DAVIS, AS TENANTS IN COMMON, WITHOUT ANY RIGHT OF SURVIVORSHIP BY QUIT CLAIM DEED FROM CLAUDE E. DAVIS AND DAWN M. DAVIS HOLDING AS TENANTS BY THE ENTIRETY, DATED 08/07/01, RECORDED 09/28/01, AS DOCUMENT NO. 200109280105020, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE PURSUANT TO A FINAL DECREE OF DIVORCE, DOCKET NO. 01D852 IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO DAWN M. DAVIS BY QUIT CLAIM DEED FROM CLAUDE E. DAVIS DATED 10/31/03, RECORDED 11/10/03, AS DOCUMENT NO. 20031110-0164373 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.