This Instrument Prepared By:
Drive Financial Holdings LLC
2228 N Mt. Juliet Road, Mt Juliet, TN 37122

Please Record and Return to:
Preparer

Karen Johnson Davidson County
Batch# 265291 DEEDQC
08/01/2019 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190801-0076189

QUIT CLAIM DEED

This Instrument Prepared By:
Drive Financial Holdings LLC

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel
Kristi Billings 272 Ash Grove Dr Nashville, TN 37211 USA	Wells Fargo Home Mortgage PO BOX 10335 Des Moines, IA 50306-0335 USA	162-09-0-076.00

For and in consideration of ten Dollars ($10.00) cash in hand paid and other good and valuable consideration GRANTOR(S): **Christopher Lee Rose** have this day conveyed, released and have forever quit claimed ALL of their rights, title and Interest to the GRANTEE(S): Kristi Billings the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 25, Section 1, on the Plan of Hickory View, of record in Book 5210, Page 221, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to James Dewit by deed dated 12/7/94 of record in Book 9562, Page 307, Register's Office for Davidson County, Tennessee. Nancy Dewit, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in said property.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 272 Ash Grove, Nashville, TN 37211

Most recent Deed recorded in Book 20040903-0106849 dated Sept 03 2004

Grantor does hereby convey, release and quit claim ALL of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This is (Improved / Unimproved) property know as:

272 Ash Grove Dr Nashville, TN 37211

GRANTOR(S) Signature: Christopher Lee Rose POA Patrick Milam Name: **Christopher Lee Rose**

Witness my/our hand(s) this the 17 day of May, 2019.

State of Tennessee))

County of Rutherford))

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State the within named Christopher Lee Rose By Power of attorney Patrick Milam, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of May, 2019.

Commission Expires:

MARILYN DILLARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires May 22, 2022

Marilyn Dillard

Notary Public:

State of Tennessee))

County of Rutherford))

The actual Consideration or True value, whichever is greater, for this transfer is $10

Affiant: Kristi Billin

Subscribed, and sworn to before me, This The 17 day of May ~~2018~~ 2019

Notary Public: Marilyn Dillard

My commission Expiries: _____

MARILYN DILLARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires May 22, 2022

Tennessee Certification of Electronic Document

I, Clint Ratliff, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Clint Ratliff
Signature

State of TN

County of Wilson

Personally appeared before me, CHARLES NIEMI, a notary public for this county and
Notary's Name

state, CLINT RATLIFF, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Charles Niemi
Notary Signature

CHARLES NIEMI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: My Commission Expires November 26, 2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).