QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 357133 DEEDQC
02/12/2020 01:39:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200212-0016134

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, ~~2019~~ 2020

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL) STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC, NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janie R. Ganaway 2005 Breckenridge Dr. Mount Juliet, TN 37122	New owner	176-01-0A-083.00-CO

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **AMERI-KARE, INC., a Tennessee Corporation** ("Grantors"), by these presents does hereby quitclaim and convey unto **JANIE R. GANAWAY, AN UNMARRIED WOMAN** ("Grantee"), her heirs and assigns, all our right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 83 on the Plan of The Estates of Hickory Woods, of record in Instrument Number 20010412-0036163 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to American General Mortgage Loan Trust 2009-1 by Trustee's Deed filed December 15, 2011 as Instrument Number 20111215-0097869 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ameri-Kare, Inc. by Special Warranty Deed from US Bank National Association as trustee for American General Mortgage Loan Trust 2009-1 as owner, for the benefit of the Certificate Holders pursuant to the Pooling and Servicing Agreement dated July 30, 2009 who acquired title as American General mortgage Loan Trust 2009-1, signed April 13, 2012 and recorded 20120426-0035699, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 5129 Singing Hills Drive, Antioch, TN 37013-5695.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, we have hereunto set my hand this the 26th day of February, 2020.

AMERI-KARE, INC.

JANIE GANAWAY
INTERIM CEO/AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JANIE GANAWAY with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Interim CEO and Authorized Agent, of Ameri-Kare, Inc. a Tennessee Corporation, the within named bargainor, and that she, as such Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation, by herself as such Officer.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY