Record and Return to:
**Prestige Title, LLC**
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Prepared By:
Prestige Title
1600 Westgate Circle S.200
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 09/19/07 12:49 2 pgs
Fees:12.00 Taxes:0.00
20070919-0112157

# QUITCLAIM DEED

| ADDRESS NEW OWNER(s) | SEND TAX BILLS TO | MAP & PARCEL |
|---|---|---|
| Wilmeth Ann Sullivan<br>406 McClellan Avenue<br>Nashville, TN 37211 | owner | 133-01-0-164.00 |

FOR AND IN CONSIDERATION of the sum of 0 dollars and no/100 ($0.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Russell Sullivan,** have this day bargained and sold, and do hereby transfer and convey unto the said **Wilmeth Ann Sullivan,** the Grantees herein, their (successors), heirs and assigns, all his right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, described as follows:

Lot 4 Radnor Terrace Sub see attached "Exhibit A"

This is improved (X) property, known as: 406 McClellan Avenue Nashville, TN 37211

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.

Witness my hand this 10 day of September , 2007.

Russell Sullivan
*Russell Sullivan*

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor Russell Sullivan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 10th day of September, 2007.

Connie Hooper
Notary Public

My Commission Expires: 2.24.09

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

*State of Tennessee*
*County of* Williamson

*The actual consideration or value whichever is greater, for this transfer is $0.00.*

Ashley Neese
*(Affiant)*

Connie Hooper
*Notary*

*Commission Expires:* 2.24.09

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

**LEGAL DESCRIPTION**
**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Radnor Heights Subdivision of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell Sullivan by Warranty Deed from Kendall Kitchens and wife, Linda F. Kitchens of record in Book 7029, Page 307, in the Register's Office for Davidson County, Tennessee, dated November 3, 1986.

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Radnor Heights Subdivision of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell Sullivan and Wilmeth Ann Sullivan by deed from Martha E. Koudelka, of record in Book 10039, Page 934, Register's Office for Davidson County, Tennessee, dated May 1, 1996. See Also Instrument of Correction of Deed, to correct the lot number, as recorded in Book 10424, Page 949, said Register's Office.