Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20080416-0038544

This document prepared by: TrustLand Title & Escrow, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

QUITCLAIM DEED

Property Address & New Owner
Suzanne Brooks
2003 Russell Street
Nashville TN 37206

Send Tax Bills To:
First Horizon Home Loans
Mail Code TMS
P.O. Box 630148
Irving TX 75063

Map and Parcel
083-14 87.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $10.00

Affiant

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 11thday of April, 2008.

Notary Public

My Commission Expires: 3/7/2011
(Affix Seal)

THIS QUIT CLAIM DEED made and entered into on the day and date last written by and between Suzanne Petty, hereinafter referred to as the "GRANTOR" and Suzanne Brooks, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and NO/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned **Suzanne Petty,** has this day quitclaimed unto **Suzanne Brooks, an unmarried woman** any right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows: to-wit:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE UNRECORDED PLAN OF THE SUBDIVISION OF THE 50-ACRE TRACT OF J.I.D. HINDS, TRUSTEE, IN EAST NASHVILLE DESCRIBED ACCORDING TO A SURVEY MADE JULY 11, 1934, BY ERIE DRAKE, COUNTY SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF RUSSELL STREET 569.5 FEET EASTWARDLY FROM THE EASTERLY MARGIN OF SOUTH 19TH STREET; THEN EASTWARDLY ALONG THE NORTHERLY MARGIN RUSSELL STREET 118 FEET TO THE WESTERLY LINE OF THE SHELBY PARK GOLF COURSE; THEN WITH SAID LINE NORTHERLY 160 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WESTERLY ALONG THE SOUTHERLY MARGIN OF SAID ALLEY 118 FEET; THENCE SOUTHERLY 160 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PHILLIP PETTY TO SUZANNE PETTY AS RECORDED ON THE 27TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070927-0115308; WARRANTY DEED FROM JOHN J. KINNEY AND SCOTT J. DINKINS TO PHILLIP PETTY AND WIFE, SUZANNE PETTY AS RECORDED ON THE 1ST DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060201-0012325 AND WARRANTY DEED FROM JAMES STEPHEN NEIGHBORS, MARRIED TO JOHN J. KINNEY, UNMARRIED AND SCOTT J. DINKINS, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF

SURVIVORSHIP AS RECORDED ON THE 20TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050720-0084478, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

☒ The property is improved with an address of: **2003 Russell Street, Nashville, TN 37206**

☐ The property is unimproved.

Said property is conveyed subject to such limitations, restrictions, encumbrances and easements as may appear of record.

Witness our hands this the **11th** day of **April, 2008** in Nashville, Tennessee.

Suzanne Petty

State of **Tennessee** County of **Davidson**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Suzanne Petty**, the within named bargainor , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath executed the foregoing instrument for the purposes therein contained.

Witness my hand at office, this **11th** day of **April, 2008**.

Notary Public

My Commission Expires: 3/7/2011

TARA R. KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.