Davidson County DEEDQC
Recvd: 04/21/08 11:22 2 pg
Fees:12.00 Taxes:0.00
20080421-0040263

Prepared from information provided by the parties hereto without the benefit of title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | |
|---|---|
| ADDRESS NEW OWNER: | HRC Properties, LLC<br>6210 Nolensville Rd.<br>Nashville, Tennessee 37211 |
| SEND TAX BILLS TO: | SAME |
| MAP-PARCEL NOS. | Map 101-60 Parcel 76.00 |
| Prepared by: | Douglas L. Waterman, Attorney at Law, PLLC<br>2561 Oak Forest Drive<br>Antioch, Tennessee 37013 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Howard Claude, a married man,** (herein "Grantor") by these presents do hereby quitclaim and convey unto **HRC Properties, LLC, a Tennessee limited** liability company, (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Being Lot No. 1 on the Proposed Plat of Re-subdivision of Lot No. 3 Glenview Commercial Development, not of record, described as follows:

Said Lot No. 1 fronts 70.0 feet on the northerly margin of Philfre Court and extends back 74.52 feet on the northeasterly line and 49.50 feet on the southwesterly line, to a line in the rear on which it measures 59.67 feet.

Being the same property conveyed to Robert Smith, by Final Decree Confirming Sale from Clerk and Master, dated February 23, 2005, recorded February 28, 2005, of record in Instrument No. 200502280021298, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Robert Smith to GloryTeller Blessing Company, Howard Claude, Trustee, by Warranty Deed recorded December 19, 2005, of record in Instrument No. 200512190151604, Register's Office for Davidson County, Tennessee.

This is improved property, known as 308 Philfre Court, Nashville, Tennessee 37217

Said property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the premises. 2008 Davidson County Taxes are being assumed by the Grantee.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the __day of April 2008.

**Howard Claude**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Howard Claude, a married man, on behalf of HRC Properties, LLC** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of April 2008.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES MARCH 7, 2011

SANDRA PFIEFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 10th day of April 2008.

Notary Public

My Commission Expires: May 22, 2010

KENDRICK EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010