Quitclaim Deed

New Owner

BILL GARRETT, Davidson County
Trans: T20090060206 DEEDQC
Recvd: 09/02/09 10:57 2 pgs
Fees: 12.00 Taxes: 0.00

20090902-0082361

GRANTOR: KATHY McFARLAND
GRANTEES: NICKI NEAL, DENELLE SLOAN WEST, AND NIKITA EWIN

Map/Parcel #
071-15-0 348.00

SEND TAX NOTICES TO:
KATHY McFARLAND
1416 OCOEE TRAIL
MADISON, TN 37115

DONNA PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The undersigned, being first duly sworn, makes oath that no consideration has been given for this Quitclaim Deed.

Kathy R. McFarland
Kathy McFarland, *Affiant*

SWORN TO and SUBSCRIBED BEFORE ME this 1st day of September, 2009.

Donna Perkins
Donna Perkins, Notary Public

My Commission Expires: 09/03/12

This instrument prepared by: George H. Cate, Jr., Esq., 95 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677

RECITALS:

1. By Warranty Deed dated October 22, 1979, of record in Book 5519, Page 218, Office of the Register of Davidson County, Tennessee, Iva Green conveyed the property hereinafter described to Margaret Hart Ewin and Kathy R. Hart Ewin (now Kathy McFarland) as a result of which the Grantees each owned a fifty percent (50%) undivided interest.

2. Margaret Hart Ewin died intestate on June 26, 2008, survived by the following six (6) children: Kathy McFarland, Venus Ewin, Nikita Ewin, Linda Burns, Judi Johnson, and David Ewin, Sr.

3. Venus Ewin, one of the surviving children of Margaret Hart Ewin, subsequently died intestate, single and without issue, on December 29, 2008, survived by her five (5) siblings above-named, as her heirs at law.

4. Through intestate succession resulting from the deaths of Margaret Hart Ewin and Venus Ewin, the following persons became the owners of the property with undivided interests in the percentages indicated:

Kathy McFarland – 60%
Nikita Ewin – 10%
Linda Burns – 10%
Judi Johnson – 10%
David Ewin, Sr. – 10%

5. It is the intention of Kathy McFarland by this Quitclaim Deed to convey her sixty percent (60%) undivided interest to the following persons in the fractional shares indicated:

Nicki Neal – 5/12ths
Denelle Sloane West – 5/12ths
Nikita Ewin – 1/6th

6. By the transfers made in this Quitclaim Deed, Kathy McFarland intends for the resulting ownership in the property to be held by the following persons in the percentages indicated:

Nicki Neal – 25%
Denelle Sloane West – 25%
Nikita Ewin – 20%
Linda Burns – 10%
Judi Johnson – 10%
David Ewin, Sr. – 10%

CONVEYANCE:

KNOW ALL MEN BY THESE PRESENTS that Kathy McFarland (formerly Kathy R. Hart Ewin), for and in consideration of the sum of One and No/100 Dollars ($1.00) hereby quitclaims and conveys her sixty percent (60%) undivided interest in the following-described realty to the following persons in the fractional shares indicated:

Nicki Neal – 5/12ths
Denelle Sloane West – 5/12ths
Nikita Ewin – 1/6th

Property description:

Being Lot No. 94 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Iva Green by deed from Alva Morgan and wife, Ida J. Morgan, of record in Book 4988, page 526, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Margaret Hart Ewin and Kathy R. Hart Ewin (now Kathy McFarland) by Warranty Deed from Iva Green dated October 22, 1979, of record in Book 5519, Page 218, Register's Office for Davidson County, Tennessee.

This is the same property more commonly known as 1200 Stockell Street, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **1st** day of **September, 2009**.

Kathy R. McFarland

Kathy McFarland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Perkins, a Notary Public in and for said County and State, the within named, **Kathy McFarland**, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this **1st** day of **September, 2009**.

Donna Perkins

Donna Perkins, *Notary Public*

My Commission Expires: **09/03/12**

DONNA PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012