BILL GARRETT, Davidson County
Trans:T20100039071 DEEDQC
Recvd: 06/28/10 09:53 4 pgs
Fees:27.00 Taxes:0.00
20100628-0050111

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

FROM: **CHERYL RIDINGS and VICKI HAWK, CO-ADMINISTRATRICES for the ESTATE OF ANNE CAROLYN HARGROVE**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **CHERYL RIDINGS and VICKI HAWK, their heirs and assigns**

ADDRESS NEW OWNER:
CHERYL RIDINGS and VICKI HAWK
810 Tuckahoe Drive
Madison, TN 37115

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP & PARCEL
04209011200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, we, Cheryl Ridings and Vicki Hawk, Co-Administratrices for the Estate of Anne Carolyn Hargrove (DOD: April 29, 2009 -- see Davidson County Probate Court, Case No. 09P-1355)

have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 56 on the Plan of Kemper Heights, Section 2, as of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 56 fronts 75 feet on the northerly side of Tuckahoe Drive, and extends back between lines 169.1 feet on the westerly side and 165.4 feet on the easterly side to a line in the rear measuring 75.2 feet thereon.
>
> Being the same property conveyed within a Quitclaim Deed dated October 12, 2004, by Anne B. Draper, now being Anne B. Hargrove, to Larry D. Craig, Trustee; and, further conveyed within the same instrument (in order to create a tenancy by the entirety) from Larry D. Craig, Trustee, to Anne B. Hargrove and husband, Robert H. Hargrove, Jr., their heirs and assigns, being of record in Instrument No. 20041014-0123762, Register's Office for Davidson County, Tennessee. The said Robert H. Hargrove, Jr. predeceased Anne B. Hargrove, and said real property vested in his surviving spouse by operation of law and at the demise of Anne B. Hargrove (a/k/a Anne Carolyn Hargrove) on April 29, 2009, the said real property was inherited by her daughters and closest heirs-at-law, Cheryl Ridings and Vicki Hawk, in equal shares.

This is improved real property located at and known as 810 Tuckahoe Drive, Madison, Davidson County, Tennessee, 37115.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **CHERYL RIDINGS and VICKI HAWK, their heirs and assigns,** all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 22nd day of June, 2010.

CHERYL RIDINGS, Co-Administratrix

VICKI HAWK, Co-Administratrix

(For the Estate of Anne Carolyn Hargrove)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **CHERYL RIDINGS and VICKI HAWK**, Co-Administratrices for the **ESTATE of ANNE CAROLYN HARGROVE**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 22nd day of June, 2010.

NOTARY PUBLIC

My Commission Expires: 7-5-11

MARGARET E. STRINGFELLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DAVID KENNEDY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of June, 2010.

NOTARY PUBLIC

My Commission Expires: 3/3/14

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 2010.

NOTARY PUBLIC

My Commission Expires: 3/3/14

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.