BILL GARRETT, Davidson County
Trans:T20100056319 DEEDQC
Recvd: 09/08/10 13:18 2 pgs
Fees:12.00 Taxes:0.00
20100908-0071451

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
The actual consideration for this transfer is $0.00

Molly J. Bryant, Grantor

Subscribed and sworn to before me on this the 2nd day of September, 2010.

NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES: August 23, 2011

BRUCE E. KESSLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**This instrument was prepared by:**

Bruce E. Kessler
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 315
Madison, Tennessee 37115

| **Address New Owners:** | **Send Tax Bills To:** | **Map/Parcel/Book/Page:** | |
|---|---|---|---|
| Darryl F. Bryant, Sr. | Same | Map | 53 |
| Darryl F. Bryant, Jr. | | Group | 170 |
| 1309 Hadley Ave. | | Parcel | 3 |
| Old Hickory, TN 37138 | | Instrument | 20060407 - 0040277 |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of one dollars ($1.00), and other good and valuable consideration, I, Molly J. Bryant, Grantor, do hereby quitclaim undivided interest, right, and title to my grandson, Darryl F. Bryant, Jr., Grantee, in the following land in Old Hickory, Davidson County, Tennessee:

Being Lot No. 238, Section "B", Village of Old Hickory, as shown on plat recorded July14, 1948, Book 1424, Page 67 In Registers Office for Davidson County, Tennessee; fronting 86.0 feet on Hadley Avenue, containing 0.29 acres, more or less.

BEING the same property conveyed to Lillard C. Duke and Dorothy 0. Duke, his wife by deed from E. I. du Pont de Nemours and Company, of record in Book 2032, Page 173, dated November12, 1961, Register's Office for said County. The said Lillard C. Duke is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2032, Page 173, Register's Office for said County.

This conveyance is made subject to (1) 2008 taxes which have been prorated and assumed by the Grantee; (2) All matters appearing on the Plan of record In Book 1424, Page 67; and (3) Easement of record In Book 2032, Page 173, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

No abstract or survey was furnished for preparation of this instrument. This description is the same used in the previous deed of record, provided by the Grantee.

This being the same property conveyed to James Bryant and wife, Molly Bryant, by Warranty Deed from Linda Duke Dejongh, attorney-in-fact for Dorothy O. Duke, of record under instrument number 20060407-0040277, in the Register's Office for Davidson County, Tennessee.

Reference is also made to instrument number 20090611-0054308.

This transfer is by quitclaim and Molly J. Bryant make no warranties about the title. Further, this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS is improved property known as 1309 Hadley Ave., Old Hickory, TN 37138.

**WITNESS** my hand this the 2nd day of September, 2010.

Molly J. Bryant, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

**NOTARY PUBLIC**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Molly J. Bryant**, the within named Grantor(s), with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that (s)he executed the within instrument for the purposes therein contained.

**Sworn** to and subscribed before me on this the 2nd day of September, 2010.

Notary Public

My commission expires: **MY COMMISSION EXPIRES: ~~August 23, 2011~~**

BRUCE E. KESSLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY