THIS INSTRUMENT PREPARED BY
AND RETURN TO:
*Clarity Title, LLC*
*613 Gaylemore Drive*
*Goodlettsville, TN 37072*
*615-448-6494*
*10-0339*

BILL GARRETT, Davidson County
Trans:T20100071391 DEEDQC
Recvd: 11/10/10 08:59 2 pgs
Fees:12.00 Taxes:0.00
20101110-0090239

**QUITCLAIM DEED**

| Address New Owner: | Send Tax Bills To: | Map and Parcel: |
|---|---|---|
| Nancy Brown | Nancy Brown | 085-040/00400 |
| 2031 Eversong Lane | 2031 Eversong Lane | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between G. Phil Howard and wife, Sharon Howard, hereinafter referred to as the "GRANTOR" and Nancy Brown, unmarried 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, G. Phil Howard and wife, Sharon Howard, has this day quitclaimed unto Nancy Brown, unmarried, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

**Lot 39, Section One, Stones River Estates Subdivision, as shown on plat of record in Plat Book 2900, page 139, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.**

**Being the same property conveyed to Nancy Brown, unmarried, G. Phil Howard, married, Sharon Howard, married, as joint tenants with full rights of survivorship on 07/19/2007 by deed from Bruce R. Gill and wife, Susan F. Gill, trustees U/A/D of the Gill Joint Revocable Living Trust Agreement and any Successors in Trust and any amendments thereto, filed for record on 07/27/2007, in Instrument No. 20070727-0089544, Register's Office for Davidson County, Tennessee.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 22nd day of October, 2010.

G. Phil Howard

Sharon Howard

Sharon Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **G. Phil Howard and Sharon Howard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of October, 2010.

Jody A. Hill
Notary Public

JODY A. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration 11-7-11

State of TN
County of DAVIDSON

The Actual Consideration of this transfer is $ 0

Sharon Howard
Affiant

Subscribed and sworn before me this 22 day of October, 2010.

My commission expires: 11-7-11

Jody A. Hill
Notary public

JODY A. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY