PICK-UP

BILL GARRETT, Davidson County
Trans:T20110049052 DEEDQC
Recvd: 08/10/11 13:40 2 pgs
Fees:12.00 Taxes:0.00
20110810-0061722

QUITCLAIM DEED

FROM: **HOWARD R. NEWMAN, Jr.**

TO: **NEEDA FRANCES NEWMAN, JUDY ANN NEWMAN, and SHERRY NEWMAN NICHOLS**

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Needa Frances Newman Judy Ann Newman Sherry Newman Nichols 620 Boscobel Street Nashville, TN 37206	SAME	93-4-3

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Howard R. Newman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF August, 2011.

JENNIFER LYNN JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/16/2015

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple absolute I, **HOWARD R. NEWMAN, Jr.** , by these presents do hereby quitclaim and convey all of my right, title and interest unto **NEEDA FRANCES NEWMAN, JUDY ANN NEWMAN, and SHERRY NEWMAN NICHOLS,** their successors and assigns, all right, title and interest in and to the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee being Lot No. 41 of Williams Addition to Edgefield, now East Nashville, said Addition is of record in Book No. 21, Page 45 of the Register's Office for said County.

Said Lot No. 41 fronts fifty feet on the southerly side of Boscobel Street, and runs back between parallel lines 175' to an alley.

Being the same property conveyed to Howard Newman and wife Alvilda Newman, by deed from Lillie Mae Upchurch a widow, et al, as of record in Book 4600, page 578, said Register's Office Davidson County, Tennessee, the said Howard R. Newman and Alvilda Newman, having since died, survived by heirs at law Howard R. Newman, Jr., Needa Frances Newman, Judy Ann Newman, and Sherry Newman Nichols.

This conveyance is subject to any and all existing restrictions and easements of record.
THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property, known as 620 Boscobel Street, Nashville, Tennessee

And now, I, **HOWARD R. NEWMAN, Jr.**, for the express purpose of carrying out the intent of this conveyance, as above set out, convey unto **NEEDA FRANCES NEWMAN, JUDY ANN NEWMAN, and SHERRY NEWMAN NICHOLS**, their heirs and assigns, 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 and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10 day of Aug, 2011.

Howard R. Newman, Jr.
HOWARD R. NEWMAN, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **HOWARD R. NEWMAN, Jr.** the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of August, 2010.

JENNIFER LYNN JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires 1/6/2015