This instrument prepared by and return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Map & Parcel: **13313014800**

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, **Gloria M. Bedingfield and Joyce Elaine Clark** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Joyce Elaine Cosby,** the Grantees herein in fee simple, their (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Abbay Hall, Section I, as of record in Book 2331, page 18, Register's Office for said County.

Lot No. 121 begins at a point in the south margin of Elaine Drive at the corner of Lots 121 and 122; thence southwardly with the line between said Lots 182.8 feet to a point in Caldwell's Line; thence eastwardly with Caldwell's line 128.9 feet to a concrete monument in the west margin of Danby Drive; thence with the margin of the same northwardly 155.6 feet to a point, the beginning of a curve; thence northwestwardly around said curve 39.5 feet to a point in the south margin of Elaine Drive; thence with the margin of the same westwardly 104.8 feet to the beginning.

Being the same property conveyed to Gloria M. Bedingfield and Joyce Elaine Clark as tenants by the entireties with rights of survivorship by Quitclaim Deed as of record in Instrument No. 20030618-0084340, Register's Office for said County.

Property Address: **539 Elaine Dr., Nashville, TN 37211**

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Gloria M. Bedingfield
Gloria M. Bedingfield

Joyce Elaine Clark
Joyce Elaine Clark

BILL GARRETT, Davidson County
Trans:T20110050745 DEEDQC
Recvd: 08/17/11 16:01 2 pgs
Fees:12.00 Taxes:0.00
20110817-0063742

STATE OF Tennessee

COUNTY OF Davidson

I, Casey Cavanah, a Notary Public of the County and State first above written, do hereby certify that **Gloria M. Bedingfield** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17 day of Aug 2011, 2011.

Notary Public

My Commission Expires: 5/8/12

(SEAL)

CASEY CAVANAH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

I, Claudia Hile, a Notary Public of the County and State first above written, do hereby certify that **Joyce Elaine Clark** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17 day of August, 2011.

Claudia P. Hile
Notary Public

My Commission Expires: 01/06/15

(SEAL)

CLAUDIA P HILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Subscribed ~~and sworn~~ to before me, this 17 day of August 2011.

Joyce Elaine Cosby
Affiant

Claudia P. Hile
Notary Public

My Commission Expires: 01/06/15

CLAUDIA P HILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner & Send Tax Bills:
Joyce Elaine Cosby
539 Elaine Dr.
Nashville, TN 37211