THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County DEEDQC
Recvd: 11/22/11 13:30 2 pgs
Fees:12.00 Taxes:0.00
20111122-0091485

This Instrument was prepared from information furnished by parties. No independent title examination was made. Legal Descriptions comes directly from prior Deed.

Address New Owner(s)
April Wiggins
P.O. Box 3221
Brentwood, Tn 37204

Send Tax Bills To:
SAME

Map & Parcel
092-05-0-274.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Oscar Cardison, III** ("Grantor") do hereby quitclaim and convey unto **April Wiggins,** ("Grantee"), her successors and heirs all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 91 on the plan of College Hill Section 2, of record in Book 2330, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Oscar Cardison, Jr., by deed from Shirley Spencer, of record in Book 5940, page 407, Register's Office for Davidson County, Tennessee. Oscar Cardison, Jr. having died, a widower intestate on September 6, 1988, leaving as his only heirs-at-law, Shirley A. Spencer and Oscar Cardison, III. Affidavit of Heirship of record in Instrument Number 20110920-0072818, said Register's Office. Further conveyed to April Wiggins by Quitclaim Deed from Shirley A. Spencer of record in Instrument Number 20110927-0074763, said Register's Office.

This is improved property known as **3600 Clifton Avenue, Nashville, Tn 37209**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of **November, 2011.**

Oscar Cardison III
Oscar Cardison, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of November, 2011, before me, personally appeared Oscar Cardison, III to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$-0-.**

AFFIANT

Subscribed and sworn to before me, this 14th day of **November, 2011.**

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

