This Instrument Prepared By and Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120044211 DEEDQC
Recvd: 06/15/12 08:29 2 pgs
Fees:12.00 Taxes:0.00
20120615-0052482

QUITCLAIM DEED

NEW OWNER:
Ivan F. Chester
1406 Ardee Ave
Nashville, TN 37216

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
072-04 199.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Ivan F. Chester, a single person and Elizabeth R. Looney, a single person, tenants in common with right of survivorship, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Ivan F. Chester and Elizabeth L. Chester, husband and wife, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being the northerly 66 2/3 feet of Lots Nos. 17 and 24 of Block "F" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said Lot fronts 66 2/3 feet on the westerly side of Ardee Avenue and runs back between lines 283 feet on the southerly line and 288 feet, more or less, on the northerly line to a dead line in the rear, measuring 66 2/3 feet thereon.

Being the same property conveyed to Ivan F. Chester, a single person and Elizabeth R. Looney, a single person, by Affidavit of Scrivener's Error filed at Instrument Number 20080616-0062048 on 6/16/2008; and by Warranty Deed filed for record on 4/15/2008 at Instrument Number 20080415-0038132, said Register's Office.

Ivan F. Chester and Elizabeth R. Looney have since married each other and Elizabeth R. Looney is also known as Elizabeth L. Chester.

This is improved property located at 1406 Ardee Ave. Nashville, TN 37216.

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 31ST day of May, 2012.

Ivan F. Chester

Elizabeth L. Chester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Ivan F. Chester and Elizabeth L. Chester, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 31ST day of May, 2012.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/26/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 31ST day of May, 2012.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY