THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20120063173 DEEDQC
Recvd: 08/23/12 12:23 2 pgs
Fees:12.00 Taxes:0.00
20120823-0075939

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Penelope Ann Peirce 2117 W Linden Avenue Nashville, TN 37212	New Owner	104-15-329.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CHRISTINE ANN MODISHER, UNMARRIED**, by these presents does hereby quitclaim and convey unto **PENELOPE ANN PEIRCE, UNMARRIED**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of J. Leroy Davis Resubdivision of Lots 72, 73, 74, 75 and 76 in Plan of Belair, of record in Book 547, page 137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard Martin Dohrmann and Penelope Ann Peirce by deed from Vivion H. Rice and wife Mary R.Rice of record in Book 5042, page 488, Register's Office for Davidson County, Tennessee, dated July 2, 1976. The said Richard Martin Dohrmann having since conveyed his interest in said property to Linda Kay Stere of record in Book 5571, page 967, Register's Office for Davidson County, Tennessee, dated February 28, 1980. The said Penelope Ann Peirce and Linda Kay Stere having conveyed a one-third (1/3) undivided interest in said property to Christine Ann Modisher of record in Book 7052, page 46, Register's Office for Davidson County, Tennessee, dated November 18, 1986. And further, being the same property conveyed to Christine Ann Modisher and Penelope Ann Peirce , both unmarried by Quitclaim Deed from Christine Ann Modisher, Penelope Ann Peirce and Linda Kay Stere of record in Book 8096, page 803, re-recorded in Book 8965, page 494, Register's Office for Davidson County, Tennessee, dated April 17, 1990.

This is improved property known as: 2117 W. Linden Avenue, Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 17th day of August, 2012.

Affiant

My commission expires:
(Affix Seal)
9-9-2014

Notary Public

BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of August, 2012.

Christine Modisher 8/17/12

Christine Ann Modisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christine Ann Modisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2012.

Notary Public

My Commission Expires: 9-9-2014

