Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

BILL GARRETT, Davidson County
Trans:T20120097989 DEEDQC
Recvd: 12/21/12 15:28 4 pgs
Fees:22.00 Taxes:0.00
20121221-0118078

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Carol A. Nadeau, Suzanne Humphress,
and John H. Longhurst, III, Co-Trustees,
Longhurst Family Living Trust Agreement
2857 Lawry Lane
Clarksville, TN 37043

Send Tax Bills To:
Same

Map and Parcel No.
Map 118
Parcel 005.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **J.H. Longhurst, Jr. and wife, Audrey Ross Longhurst**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Carol A. Nadeau, Suzanne Humphress and John H. Longhurst, III, Co-Trustees, Longhurst Family Living Trust Agreement dated December 4, 2012** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lots Nos. 48 and 49 on the Map of the Draughon Tract, of record in Book 974, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to **J.H. Longhurst, Jr. and wife, Audrey Ross Longhurst**, by Quitclaim Deed from **J.H. Longhurst, Jr.** dated October 14, 1997, of record in Book 10645, Page 994, Register's Office for Davidson County, Tennessee.

This is improved property known as **1105 Graybar Lane, Nashville, Tennessee 37204**.

* **J.H. Longhurst, Jr.** and **John H. Longhurst, Jr.** are one and the same person.

* **Audrey Ross Longhurst** and **Audrey R. Longhurst** are one and the same person.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 4th day of December, 2012.

J.H. Longhurst, Jr.
By:

Carol A. Nadeau

Carol A. Nadeau, Co-Attorney-in-Fact for
John H. Longhurst, Jr. by and through
Durable Power of Attorney of John H. Longhurst, Jr.
dated 11/02/2012, of record in ~~Book _____, Page _____~~,
Register's Office for Davidson County, Tennessee
Instrument No. 20121211-0114221

Suzanne Humphress

Suzanne Humphress, Co-Attorney-in-Fact for
John H. Longhurst, Jr. by and through
Durable Power of Attorney of John H. Longhurst, Jr.
dated 11/02/2012, of record in ~~Book _____, Page _____~~,
Register's Office for Davidson County, Tennessee
Instrument No. 20121211-0114221

John H. Longhurst III

John H. Longhurst, III, Co-Attorney-in-Fact for
John H. Longhurst, Jr. by and through
Durable Power of Attorney of John H. Longhurst, Jr.
dated 11/02/2012, of record in ~~Book _____, Page _____~~,
Register's Office for Davidson County, Tennessee
Instrument No. 20121211-0114221

Audrey Ross Longhurst
By:

Carol A. Nadeau

Carol A. Nadeau, Co-Attorney-in-Fact for
Audrey R. Longhurst by and through
Durable Power of Attorney of Audrey R. Longhurst
dated 11/02/2012, of record in ~~Book _____, Page _____~~,
Register's Office for Davidson County, Tennessee
Instrument No. 20121211-0114222

Suzanne Humphress, Co-Attorney-in-Fact for
Audrey R. Longhurst by and through
Durable Power of Attorney of Audrey R. Longhurst
dated 11/02/2012, of record in ~~Book _____, Page _____~~,
Register's Office for Davidson County, Tennessee
Instrument No. 20121211-0114222

John H. Longhurst, III, Co-Attorney-in-Fact for
Audrey R. Longhurst by and through
Durable Power of Attorney of Audrey R. Longhurst
dated 11/02/2012, of record in ~~Book _____, Page _____~~,
Register's Office for Davidson County, Tennessee
Instrument No. 20121211-0114222

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Carol A. Nadeau**, as Co-Attorney-in-Fact for John H. Longhurst, III and Co-Attorney-in-Fact for Audrey R. Longhurst, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2012.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
11/18/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Suzanne Humphress**, as Co-Attorney-in-Fact for John H. Longhurst, III and Co-Attorney-in-Fact for Audrey R. Longhurst, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2012.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
11/18/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **John H. Longhurst, III**, as Co-Attorney-in-Fact for John H. Longhurst, III and Co-Attorney-in-Fact for Audrey R. Longhurst, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2012.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
11/18/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Carol A. Nadeau
Affiant

Sworn to and subscribed to before me, this the 4th day of December, 2012.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
11/18/2015