BILL GARRETT, Davidson County
Trans:T20130035615 DEEDQC
Recvd: 04/30/13 14:40 2 pgs
Fees:12.00 Taxes:0.00
20130430-0043125

THIS INSTRUMENT PREPARED BY: **Catherine H. Gwyn** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Ste. 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer is $-0-. Karan A. Howard AFFIANT Karan Howard Subscribed and sworn to before me this 29th day of April, 2013. Notary Public My Commission Expires: 10-18-2016

Address New Owner As Follows:
Samuel H. Howard
Karan A. Howard
5320 Cherry Blossom Trail
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
145-14-0-066.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Karan A. Howard,** (collectively "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, for the purpose of creating a tenancy by the entireties, does hereby release, remise, quitclaim and give unto **Samuel H. Howard and wife, Karan A. Howard** ("Grantee"), all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly

described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 9 and 10 on the Final Plat of Tyne Valley Estates, Section XV, as of record at Register's Office for Davidson County, Tennessee, Book 5200, page 338, as amended by the Agreement between Thomas V. White, Trustee and the City of Forest Hill Planning Commission, of record at Register's Office for Davidson County, Tennessee, Book 5780, page 73.

Said Lot No. 9 fronts 17.00 feet on the northerly side of Cherry Blossom Trail and extends back 275.00 feet on the westerly line and 291.29 feet on the easterly line to a broken line in the rear measuring a total of 214.19 feet thereon

Said Lot No. 10 fronts 78.54 feet on the northeasterly terminus of Cherry Blossom Trail and extends back 291.29 feet on the westerly line, 190.08 feet on the northerly line; 303.12 feet on the easterly line and 162.00 feet on the southerly line.

Being the same property conveyed to Karan A. Howard by quitclaim deed from Samuel H. Howard of record in Instrument No. 20090717-0067259, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

This is improved property known as 5320 Cherry Blossom Trail, Nashville, TN 37215.

WITNESS my hand this 29th day of April, 2013.

Karan A. Howard

Karan A. Howard

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karan A. Howard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal this 29th day of April, 2013.

Notary Public

JESSICA L WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-18-2016

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