QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130062594 DEEDQC
Recvd: 07/23/13 10:39 2 pgs
Fees:12.00 Taxes:0.00
20130723-0076023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Eva Jean Arnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2013

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eva Jean Arnell	**"New Owner"**	
(NAME)	(NAME)	**08103030800**
4004 Kings Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Eva Jean Arnell, widowed** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Eva Jean Arnell, unmarried and son, James Earl Arnell as tenants in common with rights of survivorship** HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, Being Lot No. 20 on the Map of Riverview Gardens S/D, as of record in Book 3600, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50.0 feet on the easterly margin of 18th Avenue North and extends back 117.3 feet on the northerly line and 128.0 feet on the southerly line to a dead line in the rear which it measures 51.4 feet.

Being the same property conveyed to William B. Arnell and wife, Eva Jean London Arnell by Deed recorded in Book 3887, Page 276, Register's Office for Davidson County, Tennessee.

****The said William B. Arnell is now deceased.**

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT. PREPARER DID NOT OBTAIN A COPY OF THE DEATH CERTIFICATE.

This is
( ) unimproved
(X) improved

property known as 2414 18th Ave. N., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 22 day of July, 2013.

Eva Jean Arnell
Eva Jean Arnell

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eva Jean Arnell** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of July, 2013.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212