BILL GARRETT, Davidson County
Trans:T20130078974 DEEDQC
Recvd: 09/11/13 16:19 4 pgs
Fees:22.00 Taxes:0.00

20130911-0096098

# QUITCLAIM DEED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0

Subscribed and sworn before me this the 8 day of August, 2013.

Affiant

NOTARY PUBLIC

My commission expires: 2.22.14

This instrument was prepared by Richard Hedgepath, Attorney, 810 Dominican Dr., Nashville, TN 37228, (615) 268-6575.

| NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Broadrick Properties, LLC | Timothy Brian Harrington | Map 103-01-0 |
| 7354 River Road Pike | 7354 River Road Pike | Parcel 040.00 |
| Nashville, TN 37209 | Nashville, TN 37209 | |

FOR AND IN CONSIDERATION of One Dollar ($1.00), We, Timothy Brian Harrington, Dorris Regina Cunningham, Clarence Everette Harrington, and Marcia Gwen Harrington, hereinafter referred to as Grantors, by these presents do hereby quitclaim, transfer and convey all of our right, title, and fee interest to BROADRICK PROPERTIES, LLC, hereinafter referred to as Grantee, its successors and assigns, all of our right, title and interest in and to the following described tract of land:

State of Tennessee, described as follow: Being the southerly ½ of lots No. 10 and 11 in Cowden Subd. No. 2, which subdivision was surveyed and platted by Pete Myer. Said Southerly ½ of Lots No. 10 and 11 being described as follows: Beginning at a point in the line between lots No. 11 and 12 which is 109.85 feet south of the southerly margin of driveway and runs thence southwardly 109.85 feet with said line to the south west corner of Lot No. 12, said Lot No. 12 having been deeded to Will Harris and wife, and a stake in the right-of-way of Uno. D. Street formerly an unnamed St. and running thence south 35 degrees east 100 feet to a stake; thence with the common property line between lots Nos 10 and 9, 121.5 feet more or less, to a point halfway between John D. Street and the south boundary of the driveway; thence eastwardly 100 feet; more or less to the point of the beginning. Being the same property conveyed to Sophie C. Kay, et vir Hubert Kay, by deed from K. D. Sawyer and wife, Mary Lou of record in B. 1636, p. 98, Register's Office for Davidson County, Tennessee. This tract is not improved.

Beginning at a stake in the North west corner of Cowden Avenue and John D. Street and running South 30° west 50 feet to a stake; thence North 30° east 50 feet to a stake in the west boundary of Cowden Ave; thence South 28 degrees east 100 feet to the beginning, being the south part of lot No. 12 in Cowden Subd, Division No. 2. Being the same property conveyed to Sophie C. Kay, et vir Hubert Kay by deed from W. E. Anderton, et ux of record in Book 3271, page 599, Register's Office for Davidson County, Tennessee. This tract is improved and known as

Parcel Nos. 93 07650, & 04 07645.

Being the same property conveyed to Robert A. Broadrick and wife, Nellie Mai Broadrick, from Sophie C. Key et vir Hubert Key by warranty deed of record in Book 3614, page 425, in the Register's Office for Davidson County, Tennessee.

And, being the same property devised to Timothy Brian Harrington, Dorris Regina Cunningham, Clarence Everette Harrington, and Marcia Gwen Harrington, by the Last Will and Testament of Nellie M. Broadrick, which was admitted to Probate in case #12P-1189, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and a certified copy of said Will is recorded as Instrument # 20130911-0096090 in the Register of Deeds Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This is improved property known as: **6104 Neighborly Ave., Nashville, Davidson County, Tennessee 37209.**

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

Witness my hand this 8 day of August 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

**TIMOTHY BRIAN HARRINGTON -** Grantor

**DORRIS REGINA CUNNINGHAM -** Grantor

**CLARENCE EVERETTE HARRINGTON -** Grantor

**MARCIA GWEN HARRINGTON -** Grantor

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 2013.

**NOTARY PUBLIC**

My commission expires: 01-06-2015

RICHARD HEDGEPATH JR. NOTARY PUBLIC DAVIDSON COUNTY TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

Witness my hand and official seal at Nashville, Tennessee, this 8 day of August, 2013.

Mary C Choate
**NOTARY PUBLIC**

My commission expires: 2-22-14

MARY C. CHOATE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

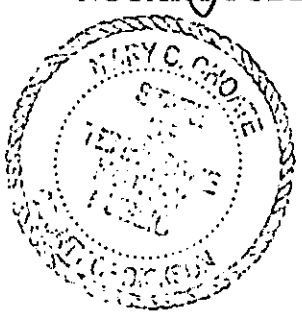
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

Witness my hand and official seal at Nashville, Tennessee, this 8 day of August, 2013.

Mary C Choate
**NOTARY PUBLIC**

My commission expires: 2-22-14




**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

Witness my hand and official seal at Nashville, Tennessee, this 8 day of August, 2013.

Mary C Choate
**NOTARY PUBLIC**

My commission expires: 2-22-14