QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF December 2013

Notary Public

MY COMMISSION EXPIRES: 5/2014
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

BILL GARRETT, Davidson County
Trans:T20130106405 DEEDQC
Recvd: 12/23/13 10:38 2 pgs
Fees:12.00 Taxes:0.00
20131223-0129145

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joan L. Cherry and Palmer C. Duffy	**"New Owner"**	
(NAME)	(NAME)	14410002500
2240 Chickering Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **Joan L. Cherry** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Joan L. Cherry and daughter, Palmer C. Duffy 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. 33 on the Plan of Chickering Valley, as of record in Book 2331, pages 121, 122 and 123, Register's Office for said County.
Said Lot No. 33 fronts 176 feet on the east side of Chickering Lane and runs back 579.1 feet on the north line and 544.4 feet on the south line to a dead line in the rear on which it measures 174.6 feet.

Being the same property conveyed to Robert T. Cherry and wife, Joan L. Cherry by Deed as of record in Book 3464, Page 539 Register's Office for Davidson County, Tennessee.

****The said Robert T. Cherry having since died April 16, 2010.**

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.

This is
( ) unimproved
(X) improved
property known as 2240 Chickering Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 20th day of Dec., 2013.

Joan L. Cherry

Joan L. Cherry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joan L. Cherry**, 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 20 day of December, 2013.

Notary Public

MARCOS A. AVILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2015

My Commission Expires March 3, 2015

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