BILL GARRETT, Davidson County
Trans:T20140028950 DEEDQC
Recvd: 04/29/14 08:28 3 pgs
Fees:17.00 Taxes:0.00
20140429-0035699

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.

Charmion Elizabeth Gustke, Affiant

Subscribed and sworn to before me,
this 21 day of April, 2014.

Angelica Dailey
Notary Public
My Commission Expires: Jan. 9, 2018

ANGELICA DAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New owner:	Send Tax Bills to:	Map-Parcel Number:
William Ray and Charmion Elizabeth Gustke 130 Kenner Avenue Nashville, TN 37205	SAME	Davidson County 11603006300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **WILLIAM R. HEARN,** (the "Grantor"), hereby forever quitclaim, release and convey unto my wife, **CHARMION ELIZABETH GUSTKE,** (the "Grantee"), her heirs and assigns, such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety with me in and to said parcel of land, which is described as follows:

> Land in Davidson County, Tennessee, being the south one-half of Lot No. 11 on the map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, page 100, Register's Office for said County.

Said part of Lot fronts 50 feet on the east side of Kenner Avenue and runs back between lines 227.5 feet on the southern line and 230.75 feet on the north line, to a dead line on which it measures 50.06 feet.

Being the same property conveyed to William B. Hearn, unmarried, by Warranty Deed from Ronald E. Mathews and wife, Janis K. Mathews, dated February 17, 2012 and recorded as Instrument Number 20120222-0015170, Register's Office for Davidson County, Tennessee, as corrected by a Scrivener's Affidavit noting the name of the Grantee to be William R. Hearn, dated April 8, 2014 and recorded as Instrument Number 201404140030874, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property commonly known as 130 Kenner Avenue, Nashville, Tennessee 37205.

This quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the above described property in said **WILLIAM R. HEARN** and wife, **CHARMION ELIZABETH GUSTKE**, so that the entire property, upon the death of either, will pass to the other.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor.

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

WITNESS my hand this the 21st day of April, 2014.

William R Hearn

WILLIAM R. HEARN

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM R. HEARN**, 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 on this the 21 day of April, 2014.



Angelica Dailey
Notary Public

My Commission Expires: Jan. 9, 2018