BILL GARRETT, Davidson County
Trans:T20140040328 DEEDQC
Recvd: 06/09/14 10:58 2 pgs
Fees:12.00 Taxes:0.00
20140609-0049815

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Kathy Jeffries and Tracy Turner** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Karen Sparks, as Fee Simple Absolute** all his/her right, title, and interest to the following described real estate, located in **Davidson County, Tennessee**, described as follows:

3241 Kings Lane, Nashville TN 37218

A certain lot or parcel of land situate, lying and being in the 13th Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

Being a part of the Treppard Tract, J.R. Coarsey, Trustee, as follows:

Beginning at an iron pin in the southerly R.O.W. line of Kings Lane, said iron pin being 740 feet easterly from the northwest corner of the Treppard Tract; thence, easterly along said southerly R.O.W. line of Kings Lane, 200 feet along a curve having a radius of 3844.4 feet to an iron pin; thence south 14°20' east 356.4 feet to an iron pin; thence south 54"02' west along the northerly margin of Lot No. 223, Treppard Heights Subdivision, Sec. No. 7, of record in book 2900, page 13, Register's Office for Davidson County, Tennessee, 20 feet to a concrete monument; thence south 22 °09' west 161.1 feet to an iron pin, said iron pin being the northwest corner of lot No. 221 and the northeast corner of lot No. 220 Treppard Heights Subdivision, Sec. No. 7, of record in book 2900, page 13, Register's Office for said County; thence south 18 °02' west 101 feet to an iron pin in the northerly boundary line of lot No. 219, Treppard Heights Subdivision, Sec. No. 7, of record in book 2900, page 13, Register's Office for said County; thence north 13 °30' west 646.5 feet to the point of beginning, containing 2.24 acres, more or less.

Being the same property conveyed to Thomas D. Arrington and wife, Dorothia M. Arrington, by deed from W.E. Batey, Trustee, of record in book 3575, page 128, said Register's Office.

Being the same property conveyed to James M. Turner, and wife, Gloria S. Turner, by Warranty Deed from Thomas D. Arrington and wife, Dorothia M. Arrington, of record in Book 4246, page 442, said Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Karen Sparks, Kathy Jeffries, and Tracy Turner, by Operation of Law upon the death of their father, James Monroe Turner having died on May 3, 2001 whereas an Affidavit of Heirship was executed on September 23, 2011, and filed of record in Instrument No. 20110923 0073850 **, Register's Office for Davidson County, Tennessee.**

IN TESTIMONY WHEREOF he/she has (ve) hereunto set his/her hand(s) and seal(s) this 23rd day of September 2011.

Kathy Jeffries

Kathy Jeffries

Tracy Turner

Tracy Turner

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

On the **23RD day of September 2011**, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Kathy Jeffries and Tracy Turner** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this **23RD day of September 2011.**

My Commission Expires: **My Commission Expires: May 6, 2013**

NOTARY PUBLIC

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn and subscribed to me this **23RD day of September 2011.**

The actual consideration for this transfer is –0-.

Karen Sparks

AFFIANT

Witness my hand and official seal this **23RD day of September 2011.**

My Commission Expires: **My Commission Expires: May 6, 2013**

NOTARY PUBLIC

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn and subscribed to me this **23RD day of September 2011.**

Prepared by: Bell & Kinslow, PLLC at 2109 Buena Vista Pike, Nashville, TN 37218

Tax Parcel Number 059-13-0-006.04
Improved property known as/Address of owner:

Send tax bills to
Karen Spark
4134 Ames Ct
Nashville TN 37218