BILL GARRETT, Davidson County
Trans:T20140076523 DEEDQC
Recvd: 10/09/14 13:18 2 pgs
Fees:12.00 Taxes:0.00
20141009-0093784

**RECORD AND RETURN TO:**
**VICTORY TITLE & ESCROW, LLC**
**695 PRESIDENT PLACE, SUITE 203**
**SMYRNA, TN 37167**

# QUIT CLAIM DEED

STATE OF TENNESSEE
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 13th DAY OF October, 2014.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2016

**THIS INSTRUMENT WAS PREPARED BY**
**VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PLACE, STE. 203, SMYRNA, TN 37167**

| NAME ANDADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| G & L Family, LLC<br>3206 Speers Road<br>Nashville, TN 37207 | SAME | 050-14-0-123.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**GHIRMAI ABRAHAM, WIDOWER**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

**G & L FAMILY, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 345 on the plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the northerly margin of Wilmoth Road, the common corner of Lots 344 and 345, thence with the line between said lots, Northwardly 135.3 feet to a point; thence Westwardly with the line between Lots 345 and 346, 107.7 feet to a point in the easterly margin of Spears Road; thence with the margin of the same Southwardly 104.77 feet to a point, the beginning of a curve; thence southeastwardly around said curve, 39.27 feet to a point in the northerly margin of Wilmoth Road; thence with the margin of same, eastwardly 65 feet to the point of beginning.

Being the same property conveyed to Ghirmai Abraham and Letebrhan Askale, by Warranty Deed from Cornerstone Home Properties, LLC, dated 6/28/04 and recorded 7/9/04 in Instrument Number 20040709-0081692, in the Register's Office for Davidson County, Tennessee. The said Letebrhan Askale, wife of Ghirmai Abraham, having since died, leaving property vested to Ghirmai Abraham.

**This deed was prepared with information furnished by the grantor. The preparation of this deed neither expresses or implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed here.**

This is improved ( X) property known as 3206 SPEARS ROAD, NASHVILLE, TN 37207

Witness my hand this 1st day of October, 2014.

GHIRMAI ABRAHAM

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 Ghirmai Abraham the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 2014.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018