BILL GARRETT, Davidson County
Trans:T20140081170 DEEDQC
Recvd: 10/28/14 12:42 2 pgs
Fees:12.00 Taxes:0.00

20141028-0099362

This instrument was prepared by Anthony Burns, Attorney
2525 Lebanon Road, Building A, Nashville, TN., 37214
(615) 469-6857

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Lisa Ann Oltean 569 Rural Hill Rd. Nashville, TN 37217	New Owner	MAP-PARCEL 136 13 0 079.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, CORNEL D. OLTEAN, a unmarried person, hereinafter referred to as Grantor, does hereby Quitclaim and convey unto LISA ANN OLTEAN, hereinafter referred to as Grantee, her heirs, successors, and assigns, all of Grantor's right, title, and interest in and to the following described tract or parcel of land, to-wit property:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plat of Edge-O-Lake Estates, Section 19, of record in Plat Book 4595, Page 112, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 79 feet on the westerly margin of Rural Hill Road, and extends back 184.43 feet on the northerly line, and 184.82 feet on the southerly line, which is a broken line, to a line on the rear on which it measures 87.84 feet.

BEING the same property conveyed to Cornel D. Oltean and wife, Marianne Oltean, by deed from Charles D. Whorley, and wife, Dorothy W. Whorley, of record in Book 4821, Page 266, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Charles D. Whorley and wife, Dorothy W. Whorley, by deed from Elbert Henry, Trustee, of record in Book 4665, Page 149, said Register's Office.

SAID property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

THIS is improved real property known as: 569 Rural Hill Rd., Nashville, TN 37217.

Marianne Oltean, wife of Grantor, died on August 2, 2010.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 24th day of October, 2014.

Cornel D. Oltean

Cornel D. Oltean, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Pubic, in and for the aforesaid State and County, Cornel D. Oltean, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 24th day of October, 2014.

Notary Public

My Commission Expires: July 6, 2015

ANTHONY BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $-0- (in family transfer)

Cornel D. Oltean, AFFIANT

SWORN TO and subscribed before me on this the 24th day of October, 2014.

Notary Public

My Commission expires:
July 6, 2015

ANTHONY BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY