BILL GARRETT, Davidson County
Trans:T20150005555 DEEDQC
Recvd: 01/22/15 15:35 2 pgs
Fees:12.00 Taxes:0.00
20150122-0006498

**This Instrument Was Prepared By:**
**Stockton Title and Escrow, LLC**
**646 McMurray Drive**
**Nashville, TN 37211**

# QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lawrence Hart, as to his 50% interest,** (hereinafter collectively referred to as "Grantor") has this day bargained and sold and does hereby transfer and convey to **NashProp, Inc.** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

TRACT ONE: O Saunders Avenue (Tax ID: 061-10-0-096.00)

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Maplewood Heights Subdivision, a plan of which is of record in Book 547, Page 77, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete and accurate description.

BEING PART OF the same property conveyed to Raymond E. Woodson and/or Peggy E. Brosius Woodson, Trustees of the Woodson Joint Revocable Living Trust Agreement U/A/D September 16, 1998, and any Successors in Trust, by Quitclaim Deed from Peggy E. Woodson, individually, dated 9/16/98 and recorded 9/22/98 in Book 11121, Page 205; and part of the same property previously conveyed to Peggy E. Woodson by Warranty Deed from Alvie Anderson, dated 9/26/79 and recorded 5/11/81 in Book 5743, Page 609, Register's Office for Davidson County, Tennessee.

TRACT TWO: 4105 Saunders Avenue (Tax ID: 061-10-0-097.00)

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Maplewood Heights Subdivision, a plan of which is of record in Book 547, Page 77, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Raymond E. Woodson and/or Peggy E. Brosius Woodson, Trustees U/A/D September 16, 1998 of the Woodson Joint Revocable Living Trust Agreement, and any Successors in Trust, by Quitclaim Deed from Peggy Elaine Brosius Woodson, dated 11/12/10 and recorded 1/4/11 in Instrument Number 20110104-0001191, Register's Office for Davidson County, Tennessee.

For prior sources of title, see Quitclaim Deeds of record in Instrument Number 20110104-0001156, Instrument Number 20110104-0001134, and Book 11121, Page 209; and Warranty Deed of record in Book 1237, Page 545, said Register's Office.

Both being the same property conveyed to Lawrence Hart as to a 50% interest and Cumberland Advisory Group, LLC as to a 50% interest by Warranty Deed from Raymond E. Woodson and/or Peggy E. Brosious Woodson, Trustees of the Woodson Joint Revocable Living Trust Agreement U/A/D September 16, 1998, and any Successors in Trust, dated May 2, 2014 and recorded May 5, 2014 as Instrument No. 20140505-0038160, Register's Office for Davidson County, Tennessee.

Witness my hand this 22nd day of January, 2015.

**Lawrence Hart**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Lawrence Hart, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 2nd day of January, 2015.

Notary Public

MARIJANE K. HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of January, 2015.

Notary Public

My Commission Expires: 6-21-16

MARIJANE K. HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Map and Parcel:**

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
NashProp, Inc. and Cumberland Advisory Group, LLC
471 Humphreys Street
Nashville, TN 37203