File #14114149
This Instrument is prepared by:
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20150007656 DEEDQC
Recvd: 01/30/15 13:55 2 pgs
Fees:12.00 Taxes:0.00
20150130-0009055

QUITCLAIM DEED

Address of New Owner:
Sara Patterson
521 Rosedale Ave
Nashville, TN, 37211

Send Tax Bills to:
New Owner
521 Rosedale Ave
Nashville, TN, 37211

Map-Parcel:
118-04-0-098.00

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Matthew Lindahl**, does hereby quitclaim and transfer to **Sara Patterson**, all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Being Lot No. 40, on the plan of Section One, Hurdwood Heights, as the same appears of record in Plat Book 2330, Page 24, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Sara Patterson, _____, by Warranty Deed from Martha Caroline Garner, Unmarried, dated 12/05/2014, of record in Instrument No. 20150130-0009052, Register's Office for Davidson County, Tennessee.

This is improved property known as: **521 Rosedale Ave, Nashville, TN, 37211.**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 5th day of December, 2014.

Matthew Lindahl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Matthew Lindahl, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 5th day of December, 2014.

Notary Public

My Commission expires: 5/3/16

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY COMMISION EXPIRES 5/3/16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me under oath this 5th day of December, 2014.

Notary Public

My Commission Expires: 5/3/16

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY COMMISION EXPIRES 5/3/16