BILL GARRETT, Davidson County
Trans:T20150012820 DEEDQC
Recvd: 02/23/15 09:26 1 pgs
Fees:12.00 Taxes:0.00
20150223-0015120

FROM: Linda B. Denton and Jennifer Sanders and Johnathan Denton

To: Barbara Brunger

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Barbara Brunger	Owner	119-2-237
2204 Sandra Dr.		
Nashville, TN 37210		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
325 Aspen Grove Dr. Ste. 104

Franklin, Tennessee 37067

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $ 0.00

x _____
affiant

Subscribed and sworn to before me this the 21st day of December, 2014

_____
Notary Public
Commission Expires:_____

VICTOR HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-20-2018

We, **Linda B. Denton and Jennifer Sanders and Johnathan Denton**, do hereby quitclaim to **Barbara Brunger**, its Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 174 on the Map of Sterling Heights Subdivision, Section V, as of record in Book 1835, Page 37, Register's Office for said County.

Said Lot No. 174 fronts 70 feet on the easterly margin of Sandra Drive and extends back between lines 161.7 feet on the northerly line and 148.3 feet on the southerly line to a broken line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Luther H. Denton and Judy M. Denton, by deed of record in Book 7025, Page 742, and corrected in Book 7112, Page 684. Luther H. Denton died 12/23/89 in testate, his interest having vested in Edna Mae Denton, his spouse and his children Judy M. Denton, Barbara Faye Brunger, Jerry Denton and Fred Denton. ~~Fred Denton died testate, was not married and had no children. His interest vested in his siblings Judy M. Denton, Barbara Faye Brunger, Jerry Denton and his mother Edna Mae Denton~~. Edna Mae Denton died testate February 1998 and devised her interest to Judy M. Denton by Last Will and Testament of record in Probate Case No. 98P-1108, Davidson County, TN Probate Court. Judy M. Denton died intestate and her estate was administered in the No. 10P-388 said probate court. Her interest went to Barbara Brunger, Jennifer Sanders and Johnathan Denton. Jerry Denton died intestate leaving as his sole heirs his wife, Linda B. Denton and his only children Jennifer Sanders and Johnathan Denton reference heirship affidavit in instrument #20150223-0015118, said Register's Office.
20150223-0015119

This is improved property (X) known as: **2204 Sandra Drive, Nashville, TN 37210**

Witness our/my hand(s) this the 21st day of December , 2014.

Linda B. Denton

Jennifer Sanders

Johnathan Denton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Linda B. Denton and Jennifer Sanders and Johnathan Denton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this_____ day of December, 2014

Notary Public