THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Julia Frances Davis and Martha Beck	SAME	041-12-0-160.00
3916 Thackery Drive		
Nashville, TN 37207		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Associates. PLLC. 846 Conference Drive, Ste 4 Goodlettsville, TN 37072	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ -0-. Julia Frances Davis Affiant Subscribed and sworn to before me, this 1st day of April, 2015 Karen Burnette Notary Public My commission expires: 12/16	

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged Julia Frances Davis, an unmarried woman, "Grantor" by these presents, does hereby quitclaim and convey unto Julia Frances Davis, an unmarried woman (95% undivided interest) and Martha Beck, a married woman (5% undivided interest) as tenants in common with the right of survivorship, "Grantee" his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Bellshire Estates, Section II of record in Book 2133, Page 111, Registers Office for said County.

Said Lot No. 73 fronts 137 feet on the west side of Thackery Drive and extends back 380.2 feet on the north line and 395 feet on the south line to a dead line in the rear on which it measures 111 feet.

Being the same property conveyed to Frank L. Davis and Julia Frances Davis, with survivorship rights ,as recorded by Quitclaim Deed of record as recorded in Record Book 5081, Page 638, Registers Office for Davidson County. Frank L. Davis having since died on June 27, 1994 and thereby vesting subject property in Julia Frances Davis as surviving tenant.

BILL GARRETT, Davidson County
Trans:T20150026636 DEEDQC
Recvd: 04/09/15 13:46 2 pgs
Fees:12.00 Taxes:0.00
20150409-0031371

In the event that the survivorship language was ineffective on Quitclaim as recorded in Record Book 5081, Page 638, Registers Office for Davidson County, Tennessee:

Last Will and Testament for Frank L. Davis was probated in case No. 94P-1116, Davidson County, Tennessee. Julia Frances Davis was the sole devisee under said Last Will and Testament.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is X improved property known as: 3916 Thackery Drive, Nashville, TN 37207

Witness my hand this 8 day of April, 2015

Julia Frances Davis
Grantor: Julia Frances Davis

STATE OF TENNESSEE}
COUNTY OF Davidson}

On this 8 day of April, 2015 before me personally appeared Julia Frances Davis, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand, at office, this 8 day of April, 2015

Commission expires: 12/6/2016 Karen Burnette
Notary Public

KAREN BURNETTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY