BILL GARRETT, Davidson County
Trans:T20150077466 DEEDQC
Recvd: 09/11/15 11:40 2 pgs
Fees:12.00 Taxes:0.00
20150911-0092453

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
Suite 115, 5107 Maryland Way, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Samuel Navarro	New Owner	Map 171-7
5725 Cloverland Place		Parcel 13
Brentwood, TN 37027		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT Mary Trogdon, Executrix of the Estate of Phyllis Keenan, deceased, for and in consideration of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Phyllis Keenan, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, with Docket number 14P-1549, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto SAMUEL NAVARRO his heirs and assigns, all her right, title and interest in and to a certain parcel of land in Davidson County, Tennessee described as follows:

Being Lot No. 10 on the Plan of Cloverland Acres, Section 2, as of record in Book 4460, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 158 feet on the northerly margin of Cloverland Place and extends back 273.59 feet on the easterly line and 280.66 feet on the westerly line, to a line on the rear on which it measures 158.16 feet.

Being the same property conveyed to John W. Keenan, II and wife Phyllis Keenan by deed from John A. Shields and wife, Patricia L. Shields of record in Book 9610 page 509, Register's Office for Davidson County, TN. John W. Keenan, II passed on November 23, 2010 and said property then vested entirely in Phyllis Keenan as the surviving tenant by entirety.

This conveyance is subject to restrictions of record in Book 4646, page 464, said Register's office, and any and all limitations, restrictions, easements and encumbrances as may affect the premises.

This is improved property known as 5725 Cloverland Place, Brentwood, TN 37027.

WITNESS my hand this 24 day of August, 2015.

Mary Trogdon, Executrix

Mary Trogdon, Executrix

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Trogdon, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of August, 2015.

My Commission Expires:

9-11-17

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Janice H. Collins
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 24th day of August, 2015.

My Commission Expires:

9-11-17

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Janice H. Collins
NOTARY PUBLIC