Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Brenda Jeane Sharpe **6096 Beckwith Road** **Mt. Juliet, TN 37122**	**113 00 0 106.00**	**Brenda Jeane Sharpe** **6096 Beckwith Road** **Mt. Juliet, TN 37122**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

WHEREAS, **Alma Odell Albright** (the "Decedent") was the owner of certain property located in Davidson County, Tennessee known as 7824 Old Charlotte Pike, Nashville, Tennessee 37209, being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Decedent died on February 28, 2014, intestate, leaving three (3) children, Brenda Jeane Sharpe, Barry Kelso and Dawn Kelso Perkerson as her sole heirs-at-law as evidenced in the Affidavit of Heirship filed as Instrument No. 20150917-0094479, Register's Office for Davidson County, Tennessee, which included a copy of the death certificate of the Decedent.

BILL GARRETT, Davidson County
Trans:T20150079147 DEEDQC
Recvd: 09/17/15 12:28 3 pgs
Fees:17.00 Taxes:0.00
20150917-0094481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 17 day of September, 2015.

Notary Public

My Commission Expires: 6-21-16

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016

NOW, THEREFORE, for and in consideration of the premises and the sum of $1.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Dawn Kelso Perkerson,** (the "Grantor"), by these presents does hereby transfer, assign, and quitclaim and convey to **Brenda Jeane Sharpe** (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest, in and to the Property.

This is improved property known as **7824 Old Charlotte Pike, Nashville, Tennessee 37209.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 14th day of September, 2015.

Dawn Kelso Perkerson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Brian Shelton, Notary Public, Dawn Kelso Perkerson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 10/31/17

BRIAN S. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT. 31, 2017

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, described as follows:

A tract of land located in the 23rd Councilmanic District bounded on the east by Linda Sylvis on the north and west by Linda Dowdy and on the south by Peyton Harrison and being described according to a survey by Campbell Surveying Co. (Kenneth W. Morton TN. R.L.S. #623) dated 2-18-94 more particularly as follows:

Beginning on an iron rod (old) located within a 30' access easement on the north side of a gravel access road. Said rod being the southwest corner of the Lynda Sylvis property as of record in Book 5088, page 708 R.O.D.C., TN. and the southeast corner of the herein described property. Thence remaining inside said access easement and crossing over said gravel road N 81 deg. 49'55" W 95.47' feet to an iron rod (old) the southeast corner of the Peyton Harrison property as of record in Book 7412, page 817, R.O.D.C., TN. thence with said Harrison the following two calls N 54 deg. 21'40" E 75.21' feet to a metal post (old) N 46 deg. 09'32" W 203.00' feet to an iron rod (new) the southeast corner of the Linda Dowdy property as of record in Book 8326, page 25, R.O.D.C., TN. thence with said Dowdy the following four calls:
N 31 deg. 36'22" E 67.50' feet to an iron rod (new)
N 38 deg. 47'47" E 40.44' feet to an iron rod (new)
N 25 deg. 44'19" E 72.71' feet to an iron rod (new)
S 60 deg. 41'30" E 174.29' feet to an iron rod (new) said rod being in the westerly line of the Linda Sylvis property as of record in Book 5088, page 708, R.O.D.C., TN. thence with said Sylvis the following two calls:
S 22 deg. 38'30" W 61.00' feet to an iron rod (old)
S 11 deg. 00'00" W 214.83' feet to the point of beginning, containing 1.03 acres.

Being a portion of the property devised to Alma Odell Albright (formerly Alma Odell Sams), by Will from Dave Wesley Sams, dated May 29, 1964, probated December 16, 1965, of record in Book 85, page 59, in the Register's Office for Davidson County, Tennessee. The said Alma Odell Albright having died intestate, leaving her three (3) children, Brenda Jeane Sharpe, Barry Kelso and Dawn Kelso Perkerson, as her only living heirs-at-law as further evidenced in the Affidavit of Heirship of record in Instrument No. 20150917-0094479, said Register's Office.

This property is also known as 7824 Old Charlotte Road, Nashville, Tennessee 37209.