BILL GARRETT, Davidson County
Trans:T20150083872 DEEDQC
Recvd: 10/02/15 09:06 3 pgs
Fees:18.00 Taxes:148.00
20151002-0100263

Return to:
Christopher B. Fowler
Tune Entrekin & White, P.C.
315 Deadrick St. Suite 1700
Nashville, TN 37238

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | Map/Parcel NO. |
|---|---|---|
| Ann Janet Hittinger<br>116 Tuckahoe Drive<br>Nashville, TN 37207 | New Owner | 04116002200 |

This instrument prepared by: Christopher B. Fowler, Attorney at Law, Tune Entrekin & White, PC. 315 Deadrick , Suite 1700 Nashville, TN 37238. Prepared from information furnished by the parties hereto with the benefit of a title examination

# QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00 cash in hand paid, the receipt of which is hereby acknowledged, I, Mary K. Nichols and I, (hereinafter referred to as "Grantor"), by these presents do hereby quitclaim and convey to Ann Janet Hittinger, unmarried (hereafter referred to as the "Grantee"), all of my interest in a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being Lot No. 129 on the Plan of Bellshire Estates, Section Five, of record in Plat Book 2133, page 114, Register's office for Davidson County, Tennessee, To which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William S. Hittinger by deed from Jerry G. Ogg, et ux, by deed of record in Book 7052, page 970, Register's Office for Davidson County Tennessee.

Being the same interest in the property which was conveyed to Mary Katherine Hittinger (Now Nichols) by an Affidavit of Heirship of record in Book 9989, page 637, of the Register's Office of Davidson County, Tennessee.

This is improved property, known as 1116 Tuckahoe Drive, Nashville, Tennessee 37207.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $40,000.00.

Edward R. Nichols as power of attorney for Mary Katherine Nichols
Affiant

(Subscribed and sworn to before me
(this 28th day of September, 2015
(
(
(
(
(My Commission Expires:

MARTIN A. KOOPERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 28 day of September, 2015

Edward R. Nichols as power of attorney for Mary Katherine Nichols

Edward Ray Nichols as Power of Attorney
for Mary Katherine Nichols

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Edward Ray Nichols, as Power of Attorney for Mary Katherine Nichols whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of the State of TN., on this 28th day of September, 2015.

Notary Public

My Commission Expires: 3/16/19

Power of Attorney recorded contemporaneously herewith as Instrument No. 20151002.0100262 in the Register's Office for Davidson County, Tennessee.

Mary K. Nichols is the same person as, and is also known as, Mary Katherine Nichols and Mary Catherine Nichols.