THIS INSTRUMENT PREPARED BY:

KATHERINE A. AUSTIN
LEVINE, ORR & GERACIOTI, PLLC
210 Third Avenue North
P. O. Box 190683
Nashville, Tennessee 37219-0683
(615) 244-4944

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 18th day of September, 2015.

Notary Public

My Commission Expires:
January 9, 2016

BILL GARRETT, Davidson County
Trans:T20150085217 DEEDQC
Recvd: 10/06/15 14:28 2 pgs
Fees:12.00 Taxes:0.00
20151006-0101905

KATHERINE A. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Colleen J. Carson and Tamara L. Royse 1414 Pawnee Trail Madison, TN 37115	Colleen J. Carson and Tamara L. Royse 1414 Pawnee Trail Madison, TN 37115	Instrument # 200412060-144866 053-14-0 084.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), the receipt of which is hereby acknowledged, and for the express purpose of making a conveyance to create an undivided one-half interest in each party Joint With Rights of Survivorship and not in Common,

I, Colleen J. Carson (formerly Carson-Reynolds), unmarried, for the express purpose of creating an undivided one-half interest in each party Joint With Rights of Survivorship and not as tenants in common in Colleen J. Carson and Tamara L. Royse both unmarried, by these presents do hereby quitclaim and convey unto Patricia Mingle, Trustee, her successors and assigns, all right, title and interest that I may have in the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being described according to a Survey by Harvey Gee, dated October 12, 1951 of thirty nine parcels of a 41.14 acre tract (Part of Nawakwa Hills Lands in the 11th Civil District of Davidson County, Tennessee).

Beginning at a point in the westerly margin of Pawnee Trail. Said point marked by an iron pin 585.8 feet south (with westerly margin of Pawnee Trail) from the southerly margin of Nawakwa Trail, where said Nawakwa Trail intersects with Pawnee Trail; thence southerly with the westerly margin of Pawnee Trail 32.3 feet to an iron pin; thence southerly 44 deg. 23' East with the westerly margin of Pawnee Trail 67.7 feet to an iron pin; thence southerly 45 deg. 37' westerly 150 feet to a point marked with an iron pin; thence northerly 44 deg. 23' westerly 67.7 feet to a point; thence with curve (R. 1616.5 feet to the left) 29.6 feet to a point marked with an iron pin; thence northerly 44 deg. 34' easterly 150 feet to the point of beginning. Said parcel being 10 and 11 platted lots south of the intersection of Nawakwa Trail and Pawnee Trail on said unrecorded survey fronting on the westerly margin of Pawnee Trail.

Being the same property conveyed to Colleen J. Carson-Reynolds, unmarried, by deed from The Herbert M. Goodrich and Yvonne B. Goodrich Revocable Living Trust, of record as Instrument Number 200412060-144866, Register's Office for Davidson County, Tennessee.

This is improved property known as 1414 Pawnee Trail, Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, zoning regulations, restrictions, covenants, setback lines, easements, rights of way for public utilities, and encumbrances as may affect the premises.

And now, I, the said Patricia Mingle, as Trustee and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Colleen J. Carson and Tamara L. Royse, both unmarried, as Joint Tenants with Rights of Survivorship, their heirs and assigns, all right, title and interest that I, as Trustee, may have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this 18th day of September, 2015.

COLLEEN J. CARSON (Formerly Carson-Reynolds)

PATRICIA MINGLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colleen J. Carson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of September, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: January 9, 2016

KATHERINE A. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Mingle, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of September, 2015.

NOTARY PUBLIC

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KATHERINE A. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN