Box 14

BILL GARRETT, Davidson County
Trans:T20150094286 DEEDQC
Recvd: 11/05/15 09:14 2 pgs
Fees:12.00 Taxes:0.00
20151105-0112637

THIS INSTRUMENT PREPARED BY:

ATTORNEYS TITLE COMPANY, INC
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Patricia K. Absar and Sophia H. Absar 401 Chesterfield Avenue Nashville, TN 37212	New Owner	10410010100

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Patricia K. Absar, individually**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Patricia K. Absar as to an undivided 99% interest and Sophia H. Absar as to an undivided 1% interest, with said interests being held as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

BEING Lot No. 1 as shown on a subdivision of a part of the Old Bosley-Whitworth Farm, of record in Book 5190, Page 295, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southeasterly margin of Marlborough Avenue, said point being the common front corners of Lots 1 and 2; thence, with the southeasterly margin of said Avenue North 35 deg. 35' 03" East 179.14 feet to a point, the beginning of a curve to the right having a radius of 25.00 feet; thence, around said curve in a northeasterly direction 42.04 feet to a point in the southwesterly margin of Chesterfield Avenue; thence, with said margin of said Avenue, South 48 deg. 04' 50" East 47.15 feet to a point; thence, leaving Chesterfield Avenue, South 41 deg. 00' 09" West 99.82 feet to a point; thence, South 35 deg. 32' 14" West 99.41 feet to a point in the northeasterly line of Lot No. 2; thence, with the said line of said lot, and in a northwesterly direction 65.27 feet to the point of BEGINNING.

This description is the same as used in the last deed of record.

BEING all of the same property conveyed to William B. Walker and wife, Ardella L. Walker by Warranty Deed dated December 5, 1979 from Richey Insurance Service, Inc., of record in Book 5540, Page 953, Register's Office for Davidson County, Tennessee. The said William B. Walker has since died on August 25, 2006, and upon his death, title was vested in Ardella L. Walker as the sole surviving tenant by the entirety. The said Ardella L. Walker having since died intestate on June 12, 2008 and the interest in and to the property conveyed herein passed at the death of Ardella L. Walker to Patricia K. Absar as her sole surviving heir. The estate of Ardella Walker having been opened for administration in Davidson County, Tennessee, in the Seventh Circuit Court, Probate Division (08P-1155). Ardella L. Walker and Ardella Walker were one and the same person. The said Patricia K. Absar, Administratrix of the Estate of Ardella Walker, deceased, having Quitclaimed to Patricia K. Absar, individually, of record in Instrument No. 20081113-0112467, dated November 5, 2008, Register's Office for Davidson County. Tennessee.

This is improved property, commonly known as: 401 Chesterfield Avenue, Nashville, Tennessee 37212.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by Patricia K. Absar, individually. The execution and delivery of this Quitclaim Deed has been completed because the Grantor desires to convey a percentage of her ownership interest in the property to the herein named Sophia H. Absar, her daughter.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of November, 2015.

Patricia K. Absar

Patricia K. Absar

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia K. Absar, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 4th day of November, 2015.

Notary Public
My Commission Expires: J.b 8, 2018

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

Affiant

Subscribed and sworn to before me this 4th day of November, 2015.

Notary Public
My commission expires: J.b 8, 2018

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QCD.FRM