Box 14

BILL GARRETT, Davidson County
Trans:T20150094286 DEEDQC
Recvd: 11/05/15 09:15 2 pgs
Fees:12.00 Taxes:0.00
20151105-0112638

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	10410024100

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. 28 on the Plan of Bransford Realty Co.'s Subdivision of Westmoreland Place, as of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot fronts 85 feet on the northwesterly side of West Moreland Drive and runs back between parallel lines 185 feet to an alley in the rear on which it measures 50 feet.

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 October 11, 1961 from Sara Cantrell Osborne and husband Odell E. Osborne, Jr., of record in Book 3285, Page 315, 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. 20081113-0112465, dated November 5, 2008, Register's Office for Davidson County. Tennessee.

This is improved property, commonly known as: 2804 Westmoreland Drive, 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.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 8, 2019

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

Jessica D. Puckett

Affiant

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

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: July 8, 2019

QCD.FRM