BOX 10-B

BILL GARRETT, Davidson County
Trans:T20150098210 DEEDQC
Recvd: 11/18/15 14:42 2 pgs
Fees:12.00 Taxes:0.00
20151118-0117152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Dorothy Nelms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2015.

Eurtha J. Roberts
Notary Public

MY COMMISSION EXPIRES: 8-7-16

(AFFIX SEAL)

EURETHA J. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC CUMBERLAND COUNTY

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RYAN JAMES O'DEA	**SAME**	**133-13-0-037.00**
(NAME) **4712 LANGSTON DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DOROTHY NELMS, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **RYAN JAMES O'DEA,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 597, as shown on the map entitled Caldwell Hall, Section Seven, of record in Plat Book 3300, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ramon A. Nelms and wife, Edna B. Nelms, by deed dated January 10, 1962, of record in Book 3400, Page 119, said Register's Office. Edna B. Nelms died on or about September 5, 2002, leaving Ramon A. Nelms as surviving tenant by the entirety. Ramon A. Nelms died intestate on or about September 25, 2012, leaving Bobby B. Nelms and Ryan O'dea as his only heirs-at-law. See Affidavit of Heirship of record in Instrument Number 20151118-0117151, said Register's Office.

Dorothy Nelms having taken no interest in said property by either Intestate Succession nor as surviving tenant by the entirety executes this deed for the sole purpose of conveying any interest that she may have had in said property by virtue of her marriage to Ramon A. Nelms although said interest never vested pursuant to the Ante-Nuptial Agreement executed by the said Dorothy Nelms.

Unimproved ( )
This is improved(X) property, known as **4712 LANGSTON DRIVE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17 day of November, 2015.

Dorothy Nelms
DOROTHY NELMS

STATE OF TENNESSEE

~~COUNTY OF DAVIDSON~~

COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Nelms**, 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 at office this 17th day of November, 2015.

My commission expires: **November 5, 2018**

Euretha J Roberts
Notary Public

EURETHA J. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY