QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/17

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

P-BT-15-407

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21ST AVE S
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nancy Lee Openshaw	**Same**	
(NAME)	(NAME)	
407 Dunailie Drive		**120-9-135.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nancy Lee Openshaw, Trustee of the Kai Openshaw Living Trust u/t/d April 8, 2002,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nancy Openshaw (also known as Nancy Lee Openshaw)** * hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: * unmarried

Land in Davidson County, Tennessee, being Lot No. 5D22 on the Plan of Section 5-D, Glengarry Park of record in Plat Book 3600, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Rodney Croft to Nancy Lee Openshaw, Trustee of the Kai Openshaw Living Trust udt dated April 8, 2002, as recorded on the 8th day of October, 2015 in Instrument No. 20151008-0102754 and Warranty Deed from Anne C. Windle, unmarried to Rodney Croft, a single man, as recorded on the 10th day of June, 2010 in Instrument No. 20100610-0045143, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **407 Dunailie Drive, Nashville, Tennessee 37217**.

BILL GARRETT, Davidson County
Trans:T20160000318 DEEDQC
Recvd: 01/04/16 12:32 2 pgs
Fees:12.00 Taxes:0.00

20160104-0000331

Witness my hand this the 18th day of December, 2015.

Kai Openshaw Living Trust u/t/d April 8, 2002

By: _____ Trustee
Nancy Lee Openshaw, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Lee Openshaw, Trustee of the Kai Openshaw Living Trust u/t/d April 8, 2002, to me known (or proved to me on the basis of satisfactory evidence), to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal this the 18th day of December, 2015.

_____
Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212