RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.
FILE BOX "7"

INFORMATION FURNISHED BY THE PARTIES.
NO TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE HAS BEEN ISSUED BY TITLE PROFESSIONALS OF TENNESSEE, LLC.

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Anthony N. Guerriero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2015.

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 12/18/2017

BILL GARRETT, Davidson County
Trans:T20160001815 DEEDQC
Recvd: 01/08/16 10:04 3 pgs
Fees:17.00 Taxes:0.00
20160108-0001965

THIS INSTRUMENT WAS PREPARED BY
Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
ANTHONY N. GUERRIERO **1247 McGavock Pike** **Nashville, TN 37216**	**SAME**	**072-07-0 175.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KRISTIN GUERRIERO now known as KRISTIN McKINNEY, a married person**

HEREINAFTER CALLED THE GRANTOR(S), HAS QUITCLAIMED UNTO,

ANTHONY N. GUERRIERO, Unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. Fifty Five (55) on the Map of Kenmore Place as of record in Book No. 332, Pages 32 and 33, of the Register's Office of Davidson County, Tennessee.

Said Lot No. Fifty Five (55) fronts One Hundred (100) feet on the northerly side of Maxey Lane and runs back between parallel lines from the center of said Lane 250 feet to the south line of Lots Nos 67, 68 and 69.

INCLUDED in the above description, but expressly EXCLUDED therefrom are the following parcels:

Parcel No. 1:

Being a tract of land in the Ninth Councilmanic District of Davidson County, Tennessee, and located on the south side of Kenmore Place (formerly Warner Avenue) 600 feet more or less west of the west margin of Oxford Street (formerly Lanier Street) and being more particularly described as follows:

Beginning on an iron pin located on the south margin of Kenmore Place, said iron pin being the northeast corner of herein described Lot No. 68 of Kenmore Place as evidenced in Plat Book 332, pages 32 and 33 in the Register's Office of Davidson County, Tennessee, and being the northwest corner of Lot 67, thence; 1.) Leaving said margin and with the line common to Lot 67 and the property herein described S 06-10.00 W a distance of 250.00 feet to an axle being the southeast corner of property herein described and being the southwest corner of Lot 67, thence; 2.) Leaving said line and with the line common to Lot 55 and the property herein described N 83-09-00 W a distance of 99.74 feet to an axle being the southwest corner of herein described lot and being the northwest corner of Lot 55, and being the southeast corner of Lot 69, thence; 3.) Leaving said line and with the line

common to Lot 69 and the property herein described N 06-06-25 E a distance of 250.00 feet to an iron pin located on the south margin of Kenmore Place, said iron pin being the northwest corner of the herein described lot and being the northeast corner of Lot 69, thence; 4.) Along the south margin of Kenmore Place S 83-09-00 E a distance of 100.00 feet to an iron pin. The Beginning, and containing 0.573 acres, more or less, according to a survey by Jessie E. Walker, RLS, PE, dated 06-22-92.

Parcel No. 2:

Being a tract of land in the Ninth Councilmanic District of Davidson County, Tennessee, and located on the south side of Kenmore Place (formerly Warner Avenue) 600 feet more or less west of the west margin of Oxford Street (formerly Lanier Street) and being more particularly described as follows:

Beginning on an iron pin located on the south margin of Kenmore Place, said iron pin being the northeast corner of herein described Lot No. 68 of Kenmore Place as evidenced in Plat Book 332, pages 32 and 33, in the Register's Office of Davidson County, Tennessee, and being the northwest corner of Lot 67, thence: 1.) Leaving said margin and with the line common to Lot 67 and the property herein described S 06-10-00 W a distance of 250.00 feet to an axle being the southeast corner of the property herein described and being the southwest corner of Lot 67, thence; 2.) Leaving said line and with the line common to Lot 55 and the property herein described N 83-09-00 W a distance of 99.74 feet to an axle being the southwest corner of herein described lot and being the northwest corner of Lot 55, and being the southeast corner of Lot 69, thence; 3.) Leaving said line and with the line common to Lot 69 and the property herein described N 06-06-25 E a distance of 250.00 feet to an iron pin located on the south margin of Kenmore Place, said iron pin being the northwest corner of the herein described lot, and being the northeast corner of Lot 69, thence; 4.) Along the south margin of Kenmore Place S 83-09-00 E a distance of 100.00 feet to an iron pin. The beginning, and containing 0.573 acres more or less, according to a survey by Jessie E. Walker, RLS, PE, dated 06-22-92.

Being the same property conveyed to Anthony N. Guerriero and wife, Kristin Guerriero by Quitclaim Deed from Walter T. Moore, Unmarried and Anthony Guerriero of record in Instrument Number 20040412-0040811, Register's Office for Davidson County, Tennessee and being the same property conveyed to Anthony Guerriero and Walter T. Moore and wife, Georgianna Moore, by Warranty Deed from Cynthia A. Liss, unmarried, dated October 30, 1998 and recorded November 2, 1998 in Book 11181, page 913, Register's Office for Davidson County, Tennessee. The said Georgianna Moore having since died on April 5, 2002. Subject property having been vested in Walter T. Moore and Anthony Guerriero as surviving tenants. The said Anthony N. Guerriero and wife, Kristin Guerriero having since divorced. Kristin Guerriero having since remarried and is now known as Kristin McKinney.

This is the same legal description that was used in the previous conveyance.

This is improved property known as 1247 McGavock Pike, Nashville, Tennessee 37216

WITNESS my hand this 30th day of December, 2015.

Kristin Guerriero now known as Kristin McKinney

KRISTIN GUERRIERO now known as
KRISTIN McKINNEY

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 KRISTIN GUERRIERO now known as KRISTIN McKINNEY, 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 Nashville, Tennessee on this 30th day of December, 2015.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/18/2017

