GRANTEE:

Nancy C. Mannon
1280 Old Hickory Boulevard
Brentwood, TN 37027

AFTER RECORDING RETURN TO AND INSTRUMENT PREPARED BY:
Robert R. Dunn, Esq.
Bailey Cavalieri LLC
10 West Broad Street, Suite 2100
Columbus, OH 43215

SEND TAX BILLS TO:

Grantee

Map 159 Parcel 26.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160004409 DEEDQC
Recvd: 01/19/16 09:39 3 pgs
Fees:17.00 Taxes:0.00
20160119-0004763

QUIT-CLAIM DEED

NANCY J. KINGSLEY, Trustee of the Nancy J. Kingsley Trust U/A dated November 15, 2004, ("Grantor"), for the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quit-claim to Nancy C. Mannon ("Grantee"), all of her interest in the following tract or parcel of land, namely an undivided one-half interest, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2, 3, and 4 on the plan of William B. Carpenter's Lands, as of record in Plan Book 2, page 91, of the Chancery Court at Nashville and described according to a survey made by William Collier Parrish, Associates Engineers, dated May 4, 1960, as follows:

Beginning at a spike in the center of Old Hickory Boulevard, 881.15 feet east of a spike in the center of said Boulevard, located at the southwest corner of the property conveyed to Robert W. Smith by deed from John H. McCann, of record in Book 2293, Page 13, Register's Office for said County; thence north 30 deg. 42' East 381.1feet; thence North 5 deg. 35' East 535.3 feet to an iron stake; thence south 75 deg. East 297 feet to an iron stake; thence South 15 deg. West 878.9 feet to the center of Old Hickory Boulevard; thence with said Boulevard westerly 310.85 feet to the beginning, containing 5.17 acres, more or less.

BEING the same property conveyed to Joseph E. Smith and wife, Claudette C. Smith, by deed from Raymond Dutton White and wife, Linda T. White, dated February 21, 1986, and of record Book 6789, Page 360, Register's Office for Davidson County, Tennessee. Joseph E. Smith passed away without intervening divorce or legal separation from time of acquisition of the property herein until his death, thereby vesting title in Claudette C. Smith as surviving tenant by the entirely.

This is IMPROVED property known as 1280 Old Hickory Boulevard, Brentwood, Tennessee 37027.

Being the same property conveyed to Nancy J. Kingsley, Trustee of the Nancy J. Kingsley Trust U/A dated November 15, 2004, by deed from Claudette C. Smith, of record as Instrument No. 20150702-0064229, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed effective as of this 12th day of January, 2016.

Nancy J. Kingsley, Trustee

Nancy J. Kingsley, Trustee,
Nancy J. Kingsley Trust U/A dated November 15, 2004

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NANCY J. KINGSLEY, Trustee, Nancy J. Kingsley Trust U/A dated November 15, 2004, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of January, 2016.

NOTARY PUBLIC

My commission expires: N/A

NOTARIAL SEAL STATE OF OHIO

JONATHAN M. MURPHY
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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The actual consideration or value, whichever is greater, for this transfer is $ **ZERO dollars and ZERO cents**.

AFFIANT

Sworn to and subscribed to before me this 12th day of January, 2016.

NOTARY PUBLIC

My commission expires:_____

NOTARIAL SEAL STATE OF OHIO

William A. Adams, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.