Davidson County DEEDQC
Recvd: 02/02/16 09:11 4 pgs
Fees:22.00 Taxes:0.00
20160202-0009824

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 21 day of January, 2016, by and between **Queen C. Living Trust,** hereinafter known and referred to as **GRANTOR**, and **Elliott J. Wurlitzer, an unmarried woman,** of 604 Hillwood Boulevard, Nashville, TN 37205, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaim unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 291 on the plan of Hillwood Estates, Section 16, as of record in Book 3300, Page 89, Register's Office for said county, described as follows:

Beginning on the northeasterly margin of Hillwood Boulevard at the corner of Lots Nos. 290 and 291; thence with the line between said two lots northeastwardly 467.9 feet; thence south 85 degrees 18' East 117.2 feet; thence south 8 degrees 10' west 325.1 feet; thence south 39 degrees 14' West 191.2 feet to the northeasterly margin of said Hillwood Boulevard; thence with the same northwestwardly 153.9 feet to the beginning.

Being the same parcel conveyed to Queen C. Living Trust from Barge Marital Trust, by virtue of a deed dated 1/5/2006, recorded 1/24/2006, as Instrument No. 20060124-0009151, County of Davidson, State of Tennessee.

Assessor's Parcel No: 103-09-0-063-00

True Copy Certification

I, David Bagwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

David Bagwell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, DAVID BAGWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/16
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires May 10, 2016

IN THIS OATH OF VALUE, I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $0.00, to the best of the Grantor's knowledge, information and belief.

Queen C Living Trust
By: Elliott J. Wurlitzer, as trustee

Queen C. Living Trust
By: Elliott J. Wurlitzer, as trustee

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 21 day of January, 2018, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by Queen C. Living Trust by Elliott J. Wurlitzer, as trustee.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Barbara Collins
Notary Public
My Commission Expires 12-17-2018

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Elliott J. Wurlitzer, trustee
604 Hillwood Boulevard
Nashville, TN 37205

Property Owner and Address:
Elliott J. Wurlitzer, trustee
604 Hillwood Boulevard
Nashville, TN 37205

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

#19944253

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Queen C Living Trust
By: Elliott J. Wurlitzer, as trustee
Queen C. Living Trust
By: Elliott J. Wurlitzer, as trustee

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 21 day of January, 2016, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Queen C. Living Trust by Elliott J. Wurlitzer, as trustee.

Barbara Collins
Notary Public
My Commission Expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
December 17, 2018