QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160010285 DEEDQC
Recvd: 02/08/16 08:47 2 pgs
Fees:12.00 Taxes:0.00

20160208-0011616

P-BT-15-407

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)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, Trustee of the Kai Openshaw Living Trust u/t/d April 8, 2002	**Same**	
(NAME)	(NAME)	**120-9-135.00**
407 Dunailie Drive		
(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 Openshaw (also known as Nancy Lee Openshaw),** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nancy Lee Openshaw, Trustee of the Kai Openshaw Living Trust u/t/d April 8, 2002** hereinafter called the Grantee, its heirs and assigns, that 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. 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. Further being the same property conveyed to Nancy Openshaw by Quitclaim Deed from Nancy Openshaw, Trustee of the Kai Openshaw Living Trust u/t/d April 8, 2002, of record in Instrument No. 20160104-0000331, in the Register's Office for Davidson County, Tennessee.

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

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

Nancy Lee Openshaw

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Openshaw, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument the purposes therein contained.

Witness my hand and 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