Prepared by:
Costner Law, PLLC
725 Cool Springs Blvd.
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $00.00.

Dorothy J. Gregory
Affiant

Subscribed and sworn to before me this 5th day of, 2016.

Gloria S. Riches
Notary Public
My commission expires 6-21-2016

GLORIA S. RICHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Davidson County DEEDQC
Recvd: 02/08/16 14:39 3 pgs
Fees:17.00 Taxes:0.00
20160208-0012100

Address of New Owner:	Send Tax Bills to:	Tax Information:
Paul M. Gregory	~~New Owner~~	176-00-0-044.00
4210 Maxwell Road	same	
Antioch, TN 37013		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Dorothy J. Gregory, an unmarried woman**, and **Paul M. Gregory, an unmarried man**, hereinafter referred to as Grantor, by these presents, do hereby quitclaim and convey all of their right, title and interest unto **Dorothy J. Gregory and Paul M. Gregory, as tenants in common with rights of survivorship**, in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point on the north margin of Maxwell Road, the same being located 375 feet westwardly from the southwest corner of the land conveyed to Eugene C. Rowlett, by deed of record in Book 3073, Page 51, Register's Office for Davidson County, Tennessee; thence with the north margin of said road, North 86 degrees 30' West 300.42 feet to an iron pin; thence leaving said road North 3 degrees 30' East 290 feet to an iron pin; thence South 86 degrees 30' East 300.42 feet to an iron pin; thence South 3 degrees 30' West 290 feet to the point of Beginning.

Included in the above-described property, but specifically excluded from this conveyance is that tract of land which was conveyed to Enola T. Sanders, unmarried, by Deed from Permelia J. Sanders, unmarried, recorded in Book 10937, Page 932, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the north margin of Maxwell Road, the same being located 375 feet westwardly from the southwest corner of the land conveyed to Eugene C. Rowlett, by deed of record in Book 3073, Page 51, Register's Office for Davidson County, Tennessee; thence with the north margin of said road, North 86 degrees 30' West 150.21 feet to an iron pin; thence leaving said road North 3 degrees 30' East 290 feet to an iron pin; thence south 86 degrees 30' East 150.21 feet to an iron pin; thence south 3 degrees 30' West 290 feet to the point of beginning.

Being the same property conveyed to Permelia j. Sanders by Quitclaim Deed from Enola T. Sanders of record in Book 9362, Page 299, Register's Office for Davidson

County, Tennessee, dated May 13, 1994 and recorded on June 1, 1994. The said Permelia J. Sanders having since died on October 12, 2014, leaving Gloria S. Riches and Joyce S. Rowlett as heirs-at-law. See affidavit of Heirship filed simultaneously herewith and incorporated herein by reference.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property also known as 4210 Maxwell Road, Antioch, TN 37013.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

IN WITNESS WHEREOF, we have hereunto set our signatures on this the ___ day of February, 2016.

Dorothy J. Gregory
Dorothy J. Gregory

Paul M. Gregory
Paul M. Gregory

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 **Dorothy J. Gregory,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 5th day of February, 2016.

Gloria S. Riches
Notary Public

My commission expires: 6-21-2016

GLORIA S. RICHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

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 **Paul M. Gregory,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 5th day of February, 2016.

Gloria S. Riches
Notary Public

My commission expires: 6-21-2016

GLORIA S. RICHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

True Copy Certification

I, Dellana Lowhorn, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, John A Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

Notary' Seal (if on paper)