BILL GARRETT, Davidson County
Trans:T20160012315 DEEDQC
Recvd: 02/16/16 09:33 2 pgs
Fees:12.00 Taxes:0.00
20160216-0014091

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Lorri Downs **2101 Tinnin Road** **Goodlettsville, TN 37072**	**Same**	**Map 007-00-0** **Parcel 215.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Lorri Downs, unmarried,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Lorri A. Downs Trustee of the Lorri A. Downs Trust U/A/D March 6, 2010,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, located on Tinnin Road Estates, Tract #7, being located in the 2nd Civil District of Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, page 110, Register's Office for Davidson County, Tennessee. See Tax Map 7, Parcel 0978, Tax Assessor's Office Davidson County, Tennessee, and more particularly described as follows.

BEGINNING at an iron rod in the west margin of Tinnin Road, same being the easternmost southeast corner of this tract and the northeast corner of Tract #6 of Tinnin Road Estates (5.47 acres as per survey of same date), also being 410.72 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #6 South 86 degrees 43 Minutes 11 seconds West 1008.85 feet to an iron road; thence South 05 degrees 22 minutes 18 seconds West 586.41 feet to an iron rod; thence with line of Wilbur Thomas Oldham and Gary R. Carnahan North 81 degrees 54 minutes 26 seconds West 259.56 feet to an iron road; thence with line of Fred B. Carnahan, Jr. North 82 degrees 15 minutes 32 seconds West 67.76 feet to an iron rod; thence with line of Tract #4 of Tinnin Road Estates (5.01 acres as per survey of same date) North 86 degrees 43 minutes 11 seconds East 292.94 to an iron rod; thence with line of Tract #8 of Tinnin Road Estates (5.01 acres as per survey of same date) North 86 degrees 43 minutes 11 seconds East 1037.05 feet to an iron rod in the west margin of Tinnin Road; thence with said margin along a curve proceeding counter-clockwise having a deflection angle of 01 degree 46 minutes 43 seconds, a radius of 979.93 feet, a tangent length of 15.21 feet, and a chord of South 12 degrees 47 minutes 29 seconds East 30.42 feet; thence along said curve an arc length of 30.42 feet to the point of beginning containing 5.08 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated June 6, 2001.

Being the same property conveyed to Lorri Downs, unmarried by Warranty Deed from Anthony L. Usher and Sandra P. Usher, Trustee, filed for record on January 27, 2014 as Instrument No. 20140127-0007132, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Antony L. Usher and Sandra P. Usher, Trustees by Warranty Deed fro Wilma M. Massey filed for record on September 9, 2006 as Instrument No. 20061009-0125201, said Register's Office.

This is improved property known as: 2101 Tinnin Road, Goodletsville, TN 370725

THIS INSTRUMENT WAS PREPARED BASED ON THE PRIOR WARRANTY DEED AND INFORMATION PROVIDED BY THE CLIENT, NO EXAMINATION OF TITLE HAS BEEN MADE.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8 **day of February, 2016.**

Lorri Downs

Lorri Downs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name, **Lorri Downs.**, 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 this the 8th **day of February, 2016.**

Brenda G. McMahon
NOTARY PUBLIC

My Commission Expires: 5/3/2016

BRENDA G. MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Kara L. Miller
(Affiant)

Subscribed and sworn to before me, this 12th **day of February, 2016.**

Melody M. Jenkins
NOTARY PUBLIC

My Commission Expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018