STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.00.

Ruth M. Byrdsong
Affiant

Subscribed and sworn to before me, this 15 day of Feb, 2016.

Judy R. Stinson
Notary Public

My Commission Expires: 3-8-2016

BILL GARRETT, Davidson County
Trans:T20160013645 DEEDQC
Recvd: 02/18/16 15:54 2 pgs
Fees:12.00 Taxes:0.00
20160218-0015643

THIS INSTRUMENT PREPARED BY:
**CHRISTIAN S. HOFSTETTER**
95 White Bridge Road, Suite 509
Nashville, TN 37205

| ADDRESS NEW OWNERS: | SEND TAX BILL TO: | MAP - PARCEL ID: |
|---|---|---|
| Ruth M. Byrdsong<br>3080 Buenaview Boulevard<br>Nashville, TN 37218 | Same | 059-05-0<br>133.00 |

## QUITCLAIM DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ruth M. Byrdsong, Successor Trustee,** of the **James W. Byrdsong Revocable Living Trust,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does convey, remise, release and forever quitclaim her one-half (½) undivided interest unto **Ruth M. Byrdsong,** hereinafter referred to as Grantee, her heirs and assigns, her interest in and to a certain tract or parcel of land situated and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 138, Buena Vista Estates, Section 4, as of record in Book 4300, page 81, Register's Office for said County.

Said Lot No. 138 fronts 80.0 feet on the northerly side of Buenaview Boulevard, and extends back between lines, measuring 140.6 feet on the westerly line and 131.9 feet on the easterly line, to a line in the rear on which it measures 80.46 feet thereon.

Being the same property conveyed to James W. Byrdsong, Trustee and Ruth M. Byrdsong, Trustee and their successors in trust, of The James W. Byrdsong Revocable Living Trust and The Ruth M. Byrdsong Revocable Living Trust, by Quitclaim Deed from James W. Byrdsong and wife, Ruth M. Byrdsong, of record

in Instrument No: 20031222-0181705, Register's Office for Davidson County, Tennessee. Whereas James W. Byrdsong died on December 10, 2009 and Ruth M. Byrdsong became the successor trustee of the trust.

This conveyance is subject to any and all restrictions, easements, encumbrances, and covenants of record.

This is improved property known as 3080 Buenaview Boulevard, Nashville, TN.

WITNESS my hand this 15 day of Feb, 2016.

**The James L. Byrdsong Revocable Living Trust**

By: Ruth M Byrdsong, succ Tee
**Ruth M. Byrdsong, Successor Trustee**

**STATE OF TENNESSEE** )

**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruth M. Byrdsong, Successor Trustee,** of **The James W. Byrdsong Revocable Living Trust,** the within-named 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 at Nashville, Tennessee, this 15 day of Feb, 2016.

NOTARY PUBLIC

JUDY R STINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3-8-2016

*The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.*