THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO WARRANTIES, EITHER IMPLIED OR EXPRESSED ARE MADE HEREIN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Josie T. Guinn, Ms. Cathy G. Nash and Ms. Amanda L. Nash 104 Ryburn Drive Old Hickory, TN 37138	Same as Owner	053 02 0 076.00

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

BILL GARRETT, Davidson County
Trans:T20160021396 DEEDQC
Recvd: 03/16/16 08:50 2 pgs
Fees:12.00 Taxes:0.00
20160316-0024749

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $-0- creating joint tenants with right of survivorship.

Josie T. Guinn
Affiant

SUBSCRIBED and sworn to before me on this the 9th day of March, 2016.

Curtis M. Lincoln
NOTARY PUBLIC

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission expires: 1-6-17

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, I, **JOSIE T. GUINN, unmarried,** hereby convey to **JOSIE T. GUINN, CATHY G. NASH and AMANDA L. NASH, all unmarried, as joint tenants with right of survivorship,** all my interest in and to the following land, to wit:

LAND in Davidson County, TN being Lot No. 38 on the Plan of Fairway View of record in Book 2900, Page 41,said Register's Office. Said Lot No. 38 fronts 75 feet on the Northerly side of Ryburn Drive and runs back 172.4 feet on the Westerly line and 219.2 feet on the Easterly line to a dead line in the rear on which it measures 117.5 feet.

BEING the same property conveyed to ALLEN E. GUINN and wife, JOSIE T. GUINN by Deed from MAI O. RAY of record in Book 4183, Page 936, Register's Office for Davidson County, TN.

The said Allen E. Guinn having died leaving as his heir by tenancy by the entirety, his wife, Josie T. Guinn.

This is improved property known as 104 Ryburn Drive, Old Hickory, TN 37138.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS, my hand, this 8 day of March, 2016.

Josie T Guinn

JOSIE T. GUINN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Josie T. Guinn, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN this the 8 day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 2-6-19