WHEN RECOREDED MAIL TO:
FNC TITLE
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
201512-260
INSTRUMENT WAS PREPARED BY:
GEORGE R. ARRANTS JR., ATTORNEY AT LAW
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

Davidson County DEEDWARR
Recvd: 03/17/16 09:44 4 pgs
Fees:22.00 Taxes:0.00
20160317-0025257

Quitclaim Deed

For good consideration, I (We) **YVONNE C. KINCHERLOW, A WIDOW AND SURVIVING SPOUSE OF HENRY W. KINCHERLOW ALSO KNOWN AS HENRY W. KINCHERLOW, SR., DECEASED ON 11/01/2015**, hereby bargain, deed and convey to **YVONNE C. KINCHERLOW**, the following described land in DAVIDSON County, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE WEST 80 FEET OF THE NORTH 160 FEET OF LOT NO. 38 ON THE MAP OF THE SUBDIVISION OF A PART OF VAULX LAND, NOT OF RECORD AND DESCRIBED ACCORDING TO A COPY OF SURVEY THEREOF MADE BY ERLE DRAKE, COUNTY SURVEYOR JULY 1, 1921, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF EAST CLAYTON AVENUE AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO WILSON SUMMAR AND WIFE, BY DEED FROM CARTWRIGHT AND HERMAN SAID POINT BEING 320 FEET WEST OF THE WESTERLY MARGIN OF CRAIG AVENUE; THENCE ALONG SUMMAR'S WESTERLY LINE, SOUTHERLY AND PARALLEL TO THE WEST MARGIN OF CRAIG AVENUE, 160 FEET TO A POINT THENCE WESTERLY 80 FEET; THENCE NORTHERLY PARALLEL TO CRAIG AVENUE, 160 FEET TO THE SOUTH MARGIN OF EAST CLAYTON AVENUE THENCE WITH THE MARGIN OF THE SAME, EASTERLY 80 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED UNTO HENRY W. KINCHERLOW AND WIFE, YVONNE C. KINCHERLOW BY DEED FROM TRUMAN S. WRENNE AND WIFE, MARGARET G. WRENNE, DATED SEPTEMBER 14, 1967, RECORDED SEPTEMBER 15, 1967, AS/IN BOOK 4171, PAGE 237, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID HENRY W. KINCHERLOW ALSO KNOWN AS HENRY WALLACE KINCHERLOW, SR., DEPARTED THIS LIFE AS OF 11/01/2015 THEN HAVING BEEN CONTINUOUSLY, LEGALLY MARRIED TO THE SAID YVONNE C. KINCHERLOW .

APN: 118 05 0 137.00

Property Address: 923 CLAYTON AVENUE, NASHVILLE, TN 37204 - New Owner
TAX BILL TO: Yvonne C. Kincherlow, 923 Clayton Avenue
Nashville, TN 37204.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 19 day of February 2016.

Yvonne C. Kincherlow

YVONNE C. KINCHERLOW

STATE OF TENNESEE)
) SS.
COUNTY OF DAVIDSON)

On this 19 day of FEBRUARY, 2016, before me personally appeared **YVONNE C. KINCHERLOW**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal) ALVIN JOHNSON, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/6/2017

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jeremie C. Kinchelow
Affiant

STATE OF TN
COUNTY OF DAVIDSON

Subscribed and sworn before me this 19 day of FEBRUARY, 2016.

(seal)

ALVIN JOHNSON, SR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/6/2017

True Copy Certification

I, MELINDA ALBAN, 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.

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17