Davidson County DEEDQC
Recvd: 03/24/16 12:08 4 pgs
Fees:22.00 Taxes:0.00
20160324-0027936

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 16426873.2

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Peter A. Madden 1340 Lombard Street, #1 San Francisco, CA 94019	Peter A. Madden 1340 Lombard Street, #1 San Francisco, CA 94019	117 03 0A 040.00

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) we, JAMES J. MADDEN and wife, PATRICIA M. MADDEN, by these presents do hereby quitclaim and convey unto PETER A. MADDEN, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 3000 Hillsboro Pike, Unit #40, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this ____ day of 19 MARCH, 2016.

James J. Madden
JAMES J. MADDEN

James J. Madden
PATRICIA M. MADDEN, by James J. Madden
as Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES J. MADDEN and PATRICIA M. MADDEN, by and through her attorney-in-fact as evidenced by Durable Power of Attorney dated Sept 8 2015, ___ of record in Instrument No. 20160323-0023752 the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of March, 2016.

Jammie L. Baber
Notary Public

My Commission Expires:
May 6, 2019

JAMMIE L. BABER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 23 day of March, 2016.

Lori D. Cox
Notary Public

My Commission Expires:

LORI D. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 40 as shown on the Plan of Versailles Apartments, as of record in Plat Book 5050, page 80, Register's Office for said County, which is a condominium plat, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peter A. Madden/and James J. Madden, and wife, Patricia M. Madden, by deed of record in Instrument No. 00009638-0000736, Register's Office of Davidson County, Tennessee.

16426873.2

Affidavit

I, Lucretia Albert do hereby make oath that I am 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Lucretia Albert, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold
Notary signature

My Commission Expires: August 20, 2019

Notary Seal:

