Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 13 day of April, 2016.

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

NOTARY PUBLIC

Address New Owners as Follows:
Jennifer L. Rader
1413 Timber Ridge Circle
Nashville, TN 37211

Send Tax Bills To:
New owner

Map-Parcel:
17204A01600CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **William Rader,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Jennifer L. Rader,** GRANTEE. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands) of record in Book 9700, Page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jennifer L. Rader and William Rader, by Warranty Deed, from Debra A. Locurto and Chris N. Locurto, dated May 23, 2013, of record in Instrument No. 20130528-0053501, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

BILL GARRETT, Davidson County
Trans:T20160030000 DEEDQC
Recvd: 04/13/16 12:26 2 pgs
Fees:12.00 Taxes:0.00
20160413-0035403

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 8TH day of FEB, 2016.

William Rader

This is improved property known as: 1413 Timber Ridge Circle, Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **William Rader**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 8th day of Feb., 2016.

Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017