PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20160030929 DEEDQC
Recvd: 04/15/16 13:49 2 pgs
Fees:12.00 Taxes:0.00
20160415-0036518

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Norma L. Branch, unmarried, having a sixty-five (65%) percent undivided interest, does this day bargain, sell, release, remise, quitclaim and convey unto Rebecca M. Cole, unmarried, currently having a (35%) percent undivided interest in that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being the Lot No. 239 on the plan of Section "B", Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said county.

Said Lot No. 239 fronts 68 feet on the easterly side of Hadley Avenue and runs back between parallel lines, 166.9 feet to a dead line.

Being the same property conveyed to Norma L. Branch a sixty-five (65%) undivided interest and to Rebecca M. Cole a thirty-five (35%) percent undivided interest, as tenants in common with the right of survivorship by Warranty Deed from Rebecca C. Stafford, unmarried dated September 30, 2002 of, recorded October 8, 2002 recorded in Instrument No. 20021008-0123053, Register's Office for Davidson, Tennessee.

Rebecca M. Cole will now currently have a 100% percent interest in the property.

Rebecca A. Stafford and Rebecca C. Stafford, and Rebecca M. Cole are one and the same person.

This is improved property known as 1405 Hadley Avenue, Old Hickory, TN 37138.

The conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 6 **day of** ~~**March**~~ April **2016.**

Norma Branch
Norma L. Branch

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Norma L. Branch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 6 **day of** ~~March~~ April, **2016.**

YVONNE McCOY HELTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Yvonne McCoy Helton
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-31-19

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Kristi McCoy
Affiant

Subscribed and sworn to before me this 6 **day of** ~~March~~ April, **2016.**

Yvonne McCoy Helton
NOTARY PUBLIC

My Commission Expires:

Map & Parcel No.: 53-3-346.00

Name and address of new owner:
Send tax bills to:
1405 Hadley Avenue
Old Hickory, TN 37138

YVONNE McCOY HELTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY