This Instrument Prepared By:
Wm. Lee Horn, Esq.
BAYDOUN & KNIGHT, PLLC
5141 Virginia Way, Suite 210
Brentwood, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20160031609 DEEDQC
Recvd: 04/18/16 15:31 2 pgs
Fees:12.00 Taxes:0.00
20160418-0037357

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Judith E. Zartman 1061 Beech Tree Lane Brentwood, TN 37027	Judith E. Zartman 1061 Beech Tree Lane Brentwood, TN 37027	171-8-A-78.0

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Judith E. Harden Zartman**, also known as Judith E. Harden and Judith E. Zartman, a resident of the State of Tennessee and the widow of C. Richard Zartman, deceased, by these presents does hereby transfer and convey unto **Judith E. Zartman,** a resident of the State of Tennessee, solely all rights, title and interests, in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950 Register's Office for said County, to which plan reference is hereby made for a more complete description, together with any and all improvements thereon.
>
> BEING the same property conveyed to C. Richard Zartman and Judith E. Harden, as tenants in common with right of survivorship, by Warranty Deed from Radnor Homes, Inc. of record at Book 8763, Page 38-39, said Register's Office, with Judith E. Harden Zartman surviving C. Richard Zartman who died January 19, 2016, thus leaving the Grantor/Grantee herein as the sole owner of the premises.
>
> This is improved property located at 1061 Beech Tree Lane, Brentwood, Tennessee 37027.
>
> This conveyance is made subject to all existing restrictions and easements of record as located, and ad valorem taxes for the 2016 year.

TO HAVE AND TO HOLD TO SAID GRANTEE, HER SUCCESSORS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of April, 2016.

Judith E. Zartman

Judith E. Harden Zartman

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Judith E. Harden Zartman,** whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2016.

Shirley Ann Young
Notary Public

My Commission Expires: 5/8/2018

SHIRLEY ANN YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $0.

Judith E. Zartman
Judith E. Zartman, Affiant

Subscribed and sworn to before me, this 12th day of April, 2016.

Shirley Ann Young
Notary Public

My Commission Expires: 5/8/2018

SHIRLEY ANN YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY