This Instrument Prepared By:
Sherrard & Roe PLC (LRK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 04/19/16 14:55 3 pgs
Fees:17.00 Taxes:0.00
20160419-0037896

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Richard Cummings 2011 Olga Avenue Nashville, Tennessee 37216	Same	73-10-25.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Julia R. Smith (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Richard Cummings (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 28, Block "G" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee. Said part of Lot No. 28 fronts 50 feet on the westerly side of Olga Avenue and runs back between parallel lines 190 feet to a dead line.
>
> Being the same property conveyed to Richard Cummings by deed from Tracey D. Jones, unmarried, of record at Instrument No. 20120829-0077872, Register's Office for Davidson County, Tennessee. Subsequently being the same property conveyed to Richard Cummings and Julia R. Smith, as joint tenants with rights of survivorship, by deed from Richard Cummings of record at Instrument No. 20121211-0114174, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 2011 Olga Avenue, Nashville, Tennessee 37216.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 19 day of April, 2016.

Julia R. Smith, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Julia R. Smith, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of April, 2016.

Mary Louise Stephenson
Notary Public

My Commission Expires: 8-20-19



NOTARY PUBLIC
Mary Louise Stephenson
My Commission Expires
August 20, 2019
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Richard T. Cummings
Affiant

Subscribed and sworn to before me this 19th day of April, 2016.

Mary Louise Stephenson
Notary Public

My Commission Expires: 8-20-19



NOTARY PUBLIC
Mary Louise Stephenson
My Commission Expires
August 20, 2019
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Linda R. Koon, 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.

Linda R. Koon

Linda R. Koon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Linda R. Koon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of April, 2016.

Mary Louise Stephenson

Notary Public

My Commission Expires: 8-20-19

MARY LOUISE STEPHENSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Mary Louise Stephenson
My Commission Expires
August 20, 2019
STATE OF TENNESSEE