THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160033001 DEEDQC
Recvd: 04/21/16 15:36 2 pgs
Fees:12.00 Taxes:0.00
20160421-0038991

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.:
O & S Properties, LLC 1309 Ordway Place Nashville, TN 37206	New Owners	061-10-0-162.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brian Neal and Annie Neal, Husband and Wife**, by these presents do hereby quitclaim and convey unto **O & S Properties, LLC, a Tennessee Limited Liability Company**, its successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the west 60 feet of the east 70 feet of the south 167 feet of Lot No, 12 on the Map of Maplewood Manor Subdivision, as of record in Book 547, page 102, Register's Office for said Register's Office.

Said part of said lot fronts 60 feet on the north side of Maplewood Boulevard, now Curdwood Boulevard and runs back between parallel lines 167 feet to a dead line.

Being the same property conveyed to Jerry L. Childress by Warranty deed from Freda King, Nancy Sue Todd and Christine Langella, Heirs-at-Law of the Estate of Nancy Adel Parker, also known as Nancy A. Parker, deceased of record in Book 9501, page 645, Register's Office for Davidson County, Tennessee, dated October 20, 1994 and recorded on October 25, 1994.

Being the same property conveyed to Brian Neal and Anna Neal, husband and wife, by deed from Jerry L. Childress, unmarried, of record in Instrument No. 20160217-0015173, Register's Office for Said County, dated February 11, 2016 and recorded February 17, 2016.

This is improved property also known as 907 Curdwood Boulevard, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 21st day of April, 2016.

Affiant

Notary Public

My commission expires:

(Affix Seal)

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 21st day of April, 2016.

Brian Neal

Annie Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Neal and Annie Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of April, 2016.

Notary Public

My Commission Expires:

HALEY YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019