BILL GARRETT, Davidson County
Trans:T20160034140 DEEDQC
Recvd: 04/26/16 10:13 2 pgs
Fees:12.00 Taxes:0.00
20160426-0040372

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
5141 Virginia Way, Suite 220
Brentwood, TN 37027

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of Owner:	Send Tax Bills To:	Map and Parcel No.
Karyn Kirtland 2510-B Westwood Avenue Nashville, TN 37212	Same	104 15 0 321.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Kathryn T. Kirtland, unmarried,** ("Grantor") hereby quitclaims, conveys and transfers a life estate to **Karyn Kirtland** ("Life Grantee") and the remainder interest to **Timothy J. Kirtland** (or his estate if he is not living upon the termination of the life estate) ("Remainder Grantee") in all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows.

Being Lot No. 2 on the Plan of Belair, a resubdivison of Lot No. 40 and the easterly 35 feet of Lot No. 41, as shown on the Plan of record Book 3500, page 67, Register's office for said County. Said Lot No. 2 fronts 47 feet on the northerly side of Westwood Avenue and runs back between parallel lines 189.6 feet to a dead line.

Being the same property conveyed to **Kathryn T. Kirtland, unmarried,** by Warranty Deed, from **William J. Chesney and Georgia A. Chesney, unmarried**, dated April 28, 1995, of record in Book 9666, Page 109, Register's Office for Davidson County, Tennessee.

Subject to any and all easements, setback lines, and restrictions of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **2510-A Westwood Avenue, Nashville, TN 37212**.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 20th day of April, 2016.

Kathryn T. Kirtland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kathryn T. Kirtland** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2016.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 20th day of April, 2016.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY