BILL GARRETT, Davidson County
Trans:T20160039770 DEEDQC
Recvd: 05/12/16 12:35 2 pgs
Fees:12.00 Taxes:0.00
20160512-0047465

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISH BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THE TRANSFER IS $ 0

Florine Magness
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th **OF** May, **20**16.

L. Chandler DR
~~**NOTARY PUBLIC**~~

~~**MY COMMISSION EXPIRES:**~~ _____
~~(AFFIX SEAL)~~

This instrument prepared by: Florine Magness
511 Brewer Drive, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	Tax bills to:	MAP-PARCEL NUMBERS
WILLIAM B. YOUNG	**New Owner**	
(Name)	(Name)	**43-16-68**
125 QUEEN ANNE DRIVE	2819 Lebanon PK	
(Street Address)	(Street Address)	
MADISON, TN 37115	NASHVILLE, TN 37214	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned Laurie Ruth Dial, 16416 US 19-N, Lot 1725, Clearwater, Florida 33764, do hereby sell, remise, release, quit claim and convey unto his William B. Young, 2819 Lebanon PK, Nashville, TN 37214 successors and assigns all right, title and interest in this tract of land, real estate property known as 125 Queen Anne Drive, Madison, Tennessee 37115, **in Davidson County, State of Tennessee**, described as follows, to wit:

Land Description:

Land in Davidson County, Tennessee, being lot No. 17 on the **Plan of Kingsway Green Subdivision**, of record in Plat Book 3842, Page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The property is improved property known as 125 Queen Anne Drive, Madison, TN 37115.

Continued QuitClaim Deed:

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any application plat of record.

Being the same property conveyed to **Bernice Walls,** by deed from William B. Young, dated December 16, 2010 and recorded on December 23, 2010, of record in Map and Parcel Numbers **43-16-68** as **Instrument Number 20101223-0101992** in said Register's Office of Davidson County, Tennessee. * Bernice Ruth Walls, is now deceased. See Affadvit of Heirship recorded as Instrument # 20160512-0047464

Being the same property conveyed to William B. Young by deed from Bergie L. Grodecki, dated April 9, 1996, recorded April 22, 1996 of record in Book **10022,** Page **578**, in said Register's Office for Davidson County, Tennessee.

Laurie Ruth Dial

Laurie Ruth Dial

STATE OF FLORIDA)

COUNTY OF PINELLAS)

SWORN AND SUBSCRIBED before me personally appeared **Laurie Ruth Dial**, with whom I am personally acquainted, or has shown proof of identification, and who acknowledged that she executed the within instrument for the purpose therein contained on the 26th day of January, **20**16.

Ronald W. Smalls Jr

Notary

Commission Expiration: 11/02/2019

Seal

Ronald W. Smalls, Jr.
State of Florida
My Commission Expires 11/02/2019
Commission No. FF 933063