ORIGINAL

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.

This instrument prepared by:
Florine Magness
511 Brewer Drive, Nashville, TN 37211
Phone (615) 319-9740

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 8th OF June, 2016.

L. Chandler, Dep Reg

ADDRESS NEW OWNER(S) AS FOLLOWS:	Tax bills to:	MAP-PARCEL NUMBERS
WILLIAM B. YOUNG	**WILLIAM B. YOUNG**	**Instrument # 20160512-0047464**
(Name) **125 QUEEN ANNE DRIVE**	(Name) **2819 LEBANON PIKE**	**43-16-68**
(Street Address) **MADISON, TN 37115**	(Street Address) **NASHVILLE, TN 37214**	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned Debbie Jean Garrison, 219 East Burkitt Street, Apt, 8, Sheridan, Wyoming 82801, do hereby sell, remise, release, quit claim and convey unto **William B. Young, 2819 Lebanon Pike, Nashville, Tennessee 37214** his 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.

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

BILL GARRETT, Davidson County
Trans:T20160048431 DEEDQC
Recvd: 06/08/16 12:02 2 pgs
Fees:12.00 Taxes:0.00
20160608-0057897

Continued: QuitClaim Deed for Debbie Garrison:

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 Affidavit 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.

Debbie Jean Garrison

Debbie ~~Jean~~ Garrison

STATE OF WYOMING)

COUNTY OF SHERIDAN)

SWORN AND SUBSCRIBED before me personally appeared **Debbie Jean Garrison**, 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 24 day of May, **2016.**

Kristen Jennings

Notary

Commission Expiration: 4-1-19

KRISTEN JENNINGS - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires April 1, 2019