Prepared and Return to:
Amy Cross Nance
103 Forrest Crossing Blvd #205.
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2016.

Notary Public
My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDQC
Recvd: 06/10/16 12:07 4 pgs
Fees:22.00 Taxes:0.00
20160610-0058987

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Charles James Kincaid, III 1015 Gracelawn Dr. Brentwood, TN 37027	same	1050130 154.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Ann Buntin Steiner, Frank Steiner and Charles James Kincaid, II. have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Charles J. Kincaid, III, Brenda Kincaid, Charles James Kincaid, II and as joint tenants with right of survivorship, their heirs and assigns , their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of Sharpe and Horn's Fourth Addition to Nashville As of record in WLB Lawrence Lands As of record in Book 21 page 148 Register's Office for Davidson County, Tennessee.

Described as follows: Beginning on the west margin of Pomerly Avenue at the corner f Lots Nos 1 and 2 on said plan on the south margin of an alley shown on the plan of Criddle's Subdivison of said Lot No.1 as of record in said Office in Book 57 page 84 thence with the westerly margin of said avenue soutlerly 150 feet ; thence parallel with Pomeroy Avenue, northerly 150 feet to the southlery margin of aid alley, thence with said alley easterly 50ofeet to he beginning

Being the same property conveyed to Mary A. Buntin by deed from Pauline Hill of record in Book 645 Page 248 Register's Office for Davidson County, Tennessee. Mary A. Buntin died intestate leaving her children, Lillian Frances Cheek, Eloise Fleming, Kathleen Draper, William J. Buntin and Mary C Kincaid as her sold heirs at law. Lillian Frances Cheek, Eloise Fleming, Kathleen Draper, William J. Buntin conveyed their interest to Mary C. Kincaid by deed of record in Book 892 page 738 Register's Office for Davidson County, Tennessee. Mary C. Kincaid died intestate on October 6, 1973 leaving as her heirs her children Mary Frances Steiner and Charles James Kincaid, II .as evidenced by Affidavit of Heirship of record in Instrument No. 20160610-0058985. Mary Frances Steiner died intestate leaving her children Ann Buntin Steiner and Frank Steiner as her sole heirs as evidenced by Affidavit of Heirship of record in Instrument No. 20160610-0058986

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Plan of WLB Lawrence Lands as of record in Book 21 page 148 Register's Office for Davidson County, Tennessee

The property is known 1000 S. Douglas Ave., Nashville, Tennessee 37204

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9th day of June, 2016.

Ann Buntin Steiner

Frank Steiner

Charles James Kincaid, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Ann Buntin Steiner with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2016.

Notary Public
My Commission expires: 5/10/19

KRISTINA M. COCHRAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 10, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Frank Steiner with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of June, 2016.

Notary Public
My Commission expires: May 6, 2019

DEBBRA A. VANATTA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 6, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Charles James Kincaid, II. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2016.

Notary Public
My Commission expires: 2/25/19



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY