THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
318 Seaboard Lane, Suite 114
Franklin, TN 37067
(615) 371-2299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 **day of July, 2016**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-8-19

BILL GARRETT, Davidson County
Trans:T20160052049 DEEDQC
Recvd: 06/20/16 10:22 2 pgs
Fees:12.00 Taxes:0.00
20160620-0062297

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Robert Ringenberg, II
4815 Abbay Drive
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

MAP & PARCEL
147-02-0-05200

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Elizabeth J. Spugnardi f/k/a Elizabeth J. Ringenberg,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Robert Dwight Ringenberg, II and Tammy N. Ringenberg, husband and wife,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Abbay (erroneously spelled as Abbey in prior Deed) Hall, Section II of record in Plat Book 2331, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert D. Ringenberg, II and wife, Elizabeth J. Ringenberg by Warranty Deed from Ralph E. Cotnoir and wife, Dianne B. Cotnoir, dated May 24, 1993 and recorded on June 1, 1993 in Book 8965, Page 954, said Register's Office.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at: 4815 Abbay Drive, Nashville, TN 37211.

Witness my hand this the 25 day of May, 2016.

Elizabeth J. Spugnardi f/k/a Elizabeth J. Ringenberg

STATE OF Arkansas
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth J. Spugnardi, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of May 2016.

Notary Public

My Commission Expires: 3/27/2025

STATE OF ARKANSAS NOTARY PUBLIC
CAMERON HUNTHROP
MY COMMISSION # 12403542
EXPIRES: March 27, 2025
Pulaski County