QUITCLAIM DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 21st day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Barbara Jones	Barbara Jones	Map 08412009200
2605 Lincoya Drive	2605 Lincoya Dr.	Group
Nashville, TN 37214	Nashville, TN 37214	Parcel

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Eric Todd Felmley

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Barbara Jones

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 68, on the Plan of Lincoya Hills, as of record in Book 1835, Page 91, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to David A. Zeedar and wife, Donna J. Zeedar by deed from James O. Ferguson and wife, Peggy H. Ferguson, of record in Book 11305, Page 454, said Register's Office, dated January 15, 1999. The said David A. Zeedar died February 27, 2006, and title vested in Donna J. Zeedar as surviving tenant by the entirety. And being the same property conveyed to Donna J. Felmley by Quitclaim Deed from Donna J. Felmley (fka Donna J. Zeeder) of record in Instrument 20130327-0030166, said Register's Office, dated March 26, 2013. The said Donna J. Felmley died testate on May 11, 2016. The Will was admitted to Probate as Probate No. 16P-951, of record in Probate Court of Davidson County, Tennessee and devised the property to Barbara Jones..

The said Eric Todd Felmley, spouse of Donna J. Felmley, joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2605 Lincoya Drive, Nashville, TN 37214

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of July, 2016.

Eric Todd Felmley

BILL GARRETT, Davidson County
Trans:T20160064992 DEEDQC
Recvd: 07/28/16 11:54 1 pgs
Fees:12.00 Taxes:0.00
20160728-0077796

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Todd Felmley, 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 Nashville, Tennessee, this 21st day of July, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.