BILL GARRETT, Davidson County
Trans: T20160065008 DEEDQC
Recvd: 07/28/16 12:23 2 pgs
Fees: 12.00 Taxes: 0.00

20160728-0077812

BOX

G#28636-2

QUITCLAIM DEED

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2016.

Notary Public

My commission expires: 5/5/2020
(AFFIX SEAL)

TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-5-2020

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George Franklin Ryan	"New Owner"	11715011500
4400 Belmont Park Terrace #211		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Don C. Ryan, UNMARRIED, as an Heir-at-Law of Gertrude C. Ryan

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

George Franklin Ryan, a married man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A 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. 48 on the Map of Section 1, Green Hills Subdivision, as of record in Book 547, Page 128, Register's Office for Davidson County, Tennessee, more particularly described as follows:

SAID Lot No. 48 fronts 100 feet on the South side of Observatory Drive and runs back between lines, 153 feet on the West line, and 150 feet on the East line to a dead line in the rear on which it measures 65 feet.

BEING the same property conveyed to George C. Ryan and wife, Gertrude C. Ryan, by Warranty Deed dated October 24, 1955, from T. E. Foster and wife, Agnes Foster, of record in Book 2480, Page 215, Register's Office for Davidson County, Tennessee. The said George C. Ryan predeceased Gertrude C.

Ryan. The said Gertrude C. Ryan died intestate on August 9, 2012. George Franklin Ryan and Don C. Ryan were determined to be the sole heirs-at-law by Affidavit of Heirship of record in Instrument No. 20160728-0077811, said Register's Office.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: 1739 N. Observatory Drive, Nashville, TN 37215.

Witness my/our hand(s) this 26th day of **July, 2016.**

Don C Ryan

Don C. Ryan

STATE OF ~~FLORIDA~~ Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Don C. Ryan, as an Heir-at-Law of Gertrude C. Ryan,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), ~~Florida~~ Tennessee, this 26th day of **July, 2016.**

Tamara M Brown

Notary Public

My Commission Expires: 5/5/2020

TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2020