BILL GARRETT, Davidson County
Trans:T20160076646 DEEDQC
Recvd: 09/01/16 10:10 2 pgs
Fees:12.00 Taxes:0.00
20160901-0091908

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Eugene Collins **36 Belcaro Drive** **Nashville, TN 37215**	**New Owner**	**119-14-0-301.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Eugene Collins,** by these presents does hereby quitclaim and convey unto **Eugene Collins**, his heirs and assigns, all their right, title and interest in and to the following described tract of land:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 12, on the plan of part of Sunrise Heights Subdivision, of record in Book 332, page 107, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot 12 adjoins Lot 13 and fronts 50 feet on the northerly side of Sunrise Avenue, with said Lot No. 12 running back between parallel lines, 160 feet to an alley.

And

TRACT II

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of part of the Sunrise Subdivision, of record in Book 421, Page 17, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot 13 adjoins Lot 12 and fronts 50 feet on the northerly side of Sunrise Avenue, with said Lot No. 13 running back between parallel lines 150 feet to an alley.

Being the same property conveyed to EUGENE COLLINS, by deed from ELIZABETH ANNE THRELKELD AND BRIAN THRELKELD, Wife and Husband, of record in Instrument Number 20160728-0077668, dated July 27, 2016, said Register's Office.

This is improved property known as **314 Sunrise Avenue, Nashville, TN 37211**.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is made for the express purpose of establishing a new separate map and parcel id number for Lot 12 and a new separate map and parcel id number for Lot 13, Sunrise Heights Subdivision.

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

Eugene Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31 day of August, 2016, before me personally appeared **Eugene Collins**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand this 31 day of August, 2016.

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 9.30.19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is $ 0 and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 31 day of August, 2016.

Notary Public

My commission expires: 9.30.19

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY