BILL GARRETT, Davidson County
Trans:T20160076937 DEEDQC
Recvd: 09/01/16 15:39 2 pgs
Fees:12.00 Taxes:0.00
20160901-0092261

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:
Carolyn Kirby
Charlene Philliips
138 Cedarwood LN.
Madison, T 37115

Send Tax Bills To:
138 Cedarwood Ln.
Madison, TN 37115

Map and Parcel:
043020A13800

Carolyn Kirby

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Carolyn G. Kirby, unmarried, hereinafter referred to as the "GRANTOR" and Carolyn G. Kirby, unmarried, and Charlene Phillips, XXXXXXXXXX, joint tenants with right of survivorship hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Carolyn G. Kirby, unmarried, has this day quitclaimed unto Carolyn G. Kirby, unmarried, and Charlene Phillips, XXXXXXXXXX joint tenants with right of survivorship any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Cedarwood Courtyard Homes, as shown on Plat of record in Plat Book 5200, Pages 60-61 as clarified by Clarification of Plat of record in Book 5497, Page 800, in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description thereof.

Being the same property conveyed to Carolyn G. Kirby, a single woman, by deed from Deanie L. Gregory, an unmarried woman, dated 8/15/2013, recorded 8/19/2013 in Instrument No. 20130819-0086714, Register's Office for Davidson County, Tennessee.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 28th day of July, 2016.

Carolyn G. Kirby

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Carolyn G. Kirby 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 Davidson County, Tennessee this 28th day of July 2016.

D. Gwyn

Notary Public

Commission Expiration 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 28th day of July 2016.

My commission expires: 5/8/18

D. Gwyn
Notary public

