QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/02/16 15:57 3 pgs
Fees:17.00 Taxes:0.00
20160902-0092918

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2016

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31 st DAY OF August, 2016.

NOTARY PUBLIC

My Commission expires: _____

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1404 17th Avenue South, Nashville, TN 37212

NAME			ADDRESS		
NAME & ADDRESS OF PROPERTY OWNER:			SEND TAX BILLS TO:		MAP & PARCEL
Samuel A. Williams			New Owner		095-07-0-085.00
2304 Cloverdale Road					
(ADDRESS)			(ADDRESS)		
Nashville, TN 37214-3005					
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Samuel A. Williams, a single man

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Samuel A. Williams, unmarried and Lisa M. McGuire, unmarried, as tenants in common with right of survivorship, the Grantee

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 224 on the Plan of Merry Oaks, not of record, and described as follows:

Beginning at a point in the northerly margin of Cloverdale Road, the common corner of Lots 223 and 224; thence with the line between said lots, northerly 205.6 feet to a point in the southerly line of Lot 213; thence with the line of Lot 213, and continuing with the line of Lot 212, westerly 128.8 feet to the common corner of Lots 224 and 225; thence with the line between said lots, southerly 208.7 feet to the northerly margin of Cloverdale Road; thence with the margin of said road eastwardly, passing a concrete monument at 13 feet, a total distance of 102.2 feet to the beginning.

Being the same property conveyed to Samuel A. Williams, a single man, by Warranty Deed from DORIS BOYD HARDAWAY, of record in Instrument No. 201408200076056, said Register's Office

This is improved (X) property, known as: **2304 Cloverdale Road Nashville, TN 37214-3005**
(House Number) (Street) (City) (State) (Zip)

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 the 31 day of August 2016.

Samuel A. Williams

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF Tennessee }
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Samuel A. Williams**, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 31 day of August 2016.

My Commission expires:
11/6/17

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017