Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

BILL GARRETT, Davidson County
Trans:T20160081574 DEEDQC
Recvd: 09/16/16 16:10 2 pgs
Fees:12.00 Taxes:0.00
20160916-0097836

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Stephen A. McClanahan, Jr.
Shawn K. McClanahan
P. O. Box 1755
Madison, TN 37116

Send Tax Bills To:
Same

Map and Parcel No.
050 13 0 044.00

WHEREAS, on January 11, 2016, upon written consent of the shareholders of Northfork Properties, Inc., a Tennessee corporation, (the "Company") its corporate secretary filed Articles of Dissolution with the Tennessee Secretary of State to begin winding up the Company's business;

WHEREAS, as a part of the wind up process, the Company wishes to transfer the parcel of real property described below to the existing shareholders as a pro rata, in-kind, liquidating distribution; and

WHEREAS, Shawn K. McClanahan and Stephen A. McClanahan, Jr. are the sole shareholders of the Company, each holding fifty percent (50%) of its outstanding stock;

NOW, THEREFORE, for and in consideration of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Northfork Properties, Inc.**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Shawn K. McClanahan** a fifty percent (50%) interest as Tenant in Common and **Stephen A. McClanahan, Jr.** a fifty percent (50%) interest as Tenant in Common ("Grantees"), all of its interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Lot Number 22 on the Plan of Section One, Golden Valley Estates, Section I, of record in Plat Book 4175, page 142, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Northfork Properties, Inc., a Tennessee corporation, from The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, by Warranty Deed dated July 10, 2008, and recorded July 24, 2008, of record in Instrument No. 20080724-0075755, Register's Office for Davidson County, Tennessee.

This is improved property known as **3221 Ewingdale Drive, Nashville, TN 37207**.

(Description from prior deed of record.)

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 29 day of August, 2016.

NORTHFORK PROPERTIES, INC.
By:

Shawn K. McClanahan, President

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 **Shawn K. McClanahan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of August, 2016.

Notary Public

My Commission Expires:
03/03/2020

SHELIAH AMBURGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF_____

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me this the 7th day of Sept, 2016.

Notary Public

My Commission Expires:
5/20/20

DONNA BRITTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN