BILL GARRETT, Davidson County
Trans:T20160086125 DEEDQC
Recvd: 09/30/16 11:21 8 pgs
Fees:42.00 Taxes:0.00
20160930-0103267

Record and Return Mail To:

Britney Iesha Nurse
533 Cedarmont Drive
Antioch, Tennessee 37013

This Instrument Prepared By:

James G. King, Esq.
P.O. Box 59192
Nashville, TN 37205
Ph: (615) 244-8026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00 Britney Nurse, Affiant
Subscribed and sworn before me this the
30 Day of Sept., 2016
Linda Bass, Deputy Register

QUITCLAIM DEED

Address of New Owner:
Britney Iesha Nurse
533 Cedarmont Drive
Antioch, Tennessee 37013

Send Tax Bills To:
Same

Map and Parcel:
172-01-0-166.00

WITNESSETH

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Britney Iesha Nurse**, hereinafter referred to as Grantor, hereby transfers and conveys all my right, title and interest to **Rosemary A. Nurse**, hereinafter referred to as Grantee, her heirs, successors and assigns, together with all tenements, hereditaments and appurtenances a certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

Being Lot No. 47 on the Plan of Monte Carlo Estates, Section 2-B, of record in Book 5056, page 99, Register's Office for Davidson County, Tenessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry D. Barber and Linda A. Barber, his wife by deed from Richard N. Davis and Cynthia B. Davis, his wife of record in Book 7378, page 642 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 5050, page 99 in said Register's Office.

Restrictive covenants\Declaration of Covenants, conditions and restrictions

contained in instrument of record in Book 5196, page 649 in Register's Office.
All other easements and restrictions of record in said Register's Office.
County/City taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of said conveyance, with the Grantors paying their prorata share thereof to Grantees who will be responsible for payment of said taxes.
This is improved property known as 533 Cedarmont Drive, Antioch, Tennessee 37013.

-Being the same property conveyed to Rosemary A. Nurse, a married woman, by Deed from Jerry D. Barber and Linda A. Barber, his wife, dated 01/26/200 of record Instrument Number: 200002030011515, Register's Office for Davidson County, Tennessee.

-Being the same property conveyed to B. Parrish, as Trustee (and not personally) of the Nurse Family Land Trust, a revocable living trust, under the provisions of a trust agreement dated the 13th day of March, 2004 by Rosemary and Delvin Nurse Instrument Number 20040325-0033917, Register's Office for Davidson County, Tennessee. Source of Title 20120628005 6914

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, wth respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivison or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now

or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the applicaton of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that that the time of delivery thereof, the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and

proceeds arising fom the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

The actual consideration or value, whichever is greater, for this transfer is $10.00.

-Being the same property conveyed to Michael J. Peters, as trustee (and not personally), of the Nurse Family living trust, under the provisions of a trust agreement dated the 19th day of March, 2009 of the real estate described above by B. Parrish and/or K. Punch, as trustee of the Nurse Family Land Trust dated 03/25/04 of the County od Davidson State of Tennessee for and in consideration of Ten Dollars ($10.00), and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants, Instrument Number: 20090323-0026043.

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, wth respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivison or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part

thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the applicaton of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that that the time of delivery thereof, the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The interest of each and every beneficiary hereunder and of all persons

claiming under them or any of them shall be only in the earnings, avails, and proceeds arising fom the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to March 19, 2009.

The actual consideration or value, whichever is greater, for this transfer is $10.00.

-Being the same property conveyed to Britney I. Nurse, as trustee (and not personally), of the Nurse Family living trust, under the provisions of a trust agreement dated the 22nd day of June, 2012 of the real estate described above from Michael J. Peters, as trustee of the Nurse Family Land Trust dated 06/22/12 of the County of Davidson State of Tennessee for and in consideration of Ten Dollars ($10.00), and other good and valuable consideration in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants, Instrument Number: 20120628-0056914.

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, wth respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivison or part thereof, and to resubdivide said property as often as desired, to

contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the applicaton of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that that the time of delivery thereof, the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and

binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising fom the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to June 28, 2012.

The actual consideration or value, whichever is greater, for this transfer is $10.00.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 28 day of September 2016.

Britney Iesha Nurse

BRITNEY IESHA NURSE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **BRITNEY IESHA NURSE**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and seal this 28 day of Sept. 2016.

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires October 18, 2016

Gordon Weigle

Notary Public