This Instrument Prepared By: Mark T. Freeman, Esq.
2126 21st Avenue, South, P.O. Box 128229
Nashville, Tennessee 37212

Address of New Owner: Rhonika Kaplan 1941 Welch St Houston, TX 77019	Send Tax Bills To: SAME	Map+Parcel 04301 0088.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, TECKLE ROBINSON (hereinafter "Grantor"), hereby convey, remise, release and forever quitclaim unto RHONIKA KAPLAN (hereinafter "Grantee"), their successors and assigns, all of the right, title and interest in a certain tract and parcel of land attached to the property located at 1116 Lawrence, Madison, Davidson County, Tennessee, and being more particularly described as the following tract of real estates:

> Land in Davidson County, Tennessee, Being the Northeast part of Lot "R" on the Map of W.P. Ready's Subdivision of record in book 161, page 157, Register's Office for Davidson County, Tennessee, as revised in Book 332, page 110, Register's Office for said County.
>
> Said Part of said lots fronts 126 feet on the south side of Lawrence Ave and run back between parallel lines, along the west line Lot "S", feet to a dead line.
>
> Being the same property conveyed to William Wade by warranty deed from Otis B Herring dated 061/21/2006 and filed of record in Instrument Number 20060627-0076934 said Register's Office for Davidson County, TN.
>
> This is improved property known as 1116 Lawrence Ave, Madison, TN 37115.

BILL GARRETT, Davidson County
Trans:T20160086258 DEEDQC
Recvd: 09/30/16 14:10 2 pgs
Fees:12.00 Taxes:0.00
20160930-0103432

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor only conveys Grantor's interest in the Property.

This conveyance is further subject to taxes for the year 2016, which have been assumed by the Grantee. Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

Witness my hand this the _____ day of _____, 2016.

Teckle Robinson
TECKLE ROBINSON

STATE OF Tennessee)
COUNTY Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named TECKLE ROBINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2016.

Paige Scott
NOTARY PUBLIC

PAIGE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1/6/20

STATE OF Tennessee)
COUNTY Davidson)

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

PAIGE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Teckle Robinson
TECKLE ROBINSON