SEND TAX STATEMENTS TO
NAME AND ADDRESS OF NEW OWNER:

Brenda Ann Gross
602 Fatherland St.
Nashville, TN 37206

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY
PREPARED BY:
TRI-STAR TITLE COMPANY, LLC.
106 EAST COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 82-160-224

Davidson County DEEDQC
Recvd: 10/11/16 16:06 2 pgs
Fees:12.00 Taxes:0.00
20161011-0107708

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum and amount of ONE and NO/100 ($1.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, the undersigned, **MARTHA LEE, an unmarried woman,** have this day bargained and does hereby transfer and Quitclaim unto, **BRENDA ANN GROSS, an unmarried woman,** her heirs and assigns, a certain tract or parcel of real estate situated in the County of Davidson, State of Tennessee, and being more particularly described as follows, to-wit:

Property commonly known as 602 Fatherland Street, Nashville, TN 37206, County of Davidson.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of J. S. Williamson Additions to Edgefield, of record in Plat Book 21, page 45, Register's Office of said County.

Said Lot fronts 50 feet on the southeasterly margin of Fatherland Street and extends back between parallel lines 210 feet to an alley.

Being the same property conveyed to Brenda Ann Gross, unmarried, and Martha Lee, unmarried, by Quitclaim Deed dated March 12, 2010, and filed for record in Instrument No. 20100324-0022002, said Register's Office.

Legal description taken from previous Deed of record.

THIS property is subject to and includes any and all lawful easements, set-back lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, I have hereunto set my signature on this 11th day of October, 2016.

MARTHA LEE

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MARTHA LEE,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the forgoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee on this the 11th day of October, 2016.

Eileen Smith
NOTARY PUBLIC

My Commission Expires 7/23/18

TENNESSEE NOTARY PUBLIC CANNON COUNTY

~~My Commission Expires~~:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eileen Smith
AFFIANT

Sworn to and subscribed before me, this the 11th day of October, 2016.

Tricia L Dittmer
NOTARY PUBLIC
My commission expires:

TRICIA L DITTMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer
Notary's Signature

My Commission Expires: 2/20/18

Notary Seal:

TRICIA L DITTMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY