THIS INSTRUMENT PREPARED BY:
I'Ashea Myles-Dihigo
HAGAN LAW GROUP, PLLC
119 East Main Street
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20160091516 DEEDQC
Recvd: 10/17/16 15:02 3 pgs
Fees:17.00 Taxes:0.00
20161017-0109625

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD) ss

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me on this 12th day of October, 2016.

Notary Public

My Commission Expires: 08-11-19

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Deborah Bridgeforth Angela Marie Armstrong 305 Gwendolyn Court Nashville, Tennessee 37218	Deborah Bridgeforth Angela Marie Armstrong 305 Gwendolyn Court Nashville, Tennessee 37218	092 07 0 238.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Deborah Bridgeforth**, a married woman, (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Deborah Bridgeforth**, a married woman, and **Angela Marie Armstrong**, an unmarried woman, as joint tenants with rights of survivorship (hereinafter "Grantees") certain real estate located in Davidson County, Tennessee, which is described more fully in **Exhibit A**, attached hereto and incorporated herein.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, conditions, reservations, leases, and other matters of public record as may affect the subject real property described in **Exhibit A**.

This is improved property located at 740 22nd Avenue North, Davidson County, Tennessee 37208.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 12 day of October, 2016.

Deborah D. Bridgeforth

DEBORAH D. BRIDGEFORTH

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH BRIDGEFORTH, the within named Grantor, with whom I am personally acquainted (or who was identified 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 seal, at office, this 12th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 08-17-19

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of T.J. Harding's Subdivision of Lot No. 6 of the Elizabeth Harding Lytle Tract, as of record in Book 161, Page 11, Register's Office for said County, and a strip of land immediately south of said lot described according to a survey made by S.R. Sanford, Jr., Surveyor, September 7, 1946 as follows:

Beginning on the easterly margin of 22nd Avenue North, formerly St. Charles Street, at the corner of Lots Nos. 17 and 18; thence with the line between said two lots, eastwardly 125 feet to the westerly margin of an alley; thence with said alley, southwardly 62.5 feet; thence with a fence line; westwardly 125 feet 7 inches; thence northwardly 22 offer to the beginning.

Being the same property conveyed from Otis H. Burns to Otis H. Burns and Deborah Bridgeforth joint tenants with rights of survivorship, by quitclaim deed of record in the Register's office for Davidson County, Tennessee, Instrument No. 20080131-0009917 on January 31, 2008.

Being the same property conveyed from Peggy Cunningham-Burns to Deborah Bridgeforth by quitclaim deed of record in the Register's office for Davidson County, Tennessee, Instrument No. 20140805-0070402 on August 5, 2014.