PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20160093061 DEEDQC
Recvd: 10/21/16 09:44 2 pgs
Fees:12.00 Taxes:0.00
20161021-0111305

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, I, Kathleen Frances Kelly, an unmarried person does this day bargain, sell, release, remise, quitclaim and convey unto Charles Andrew Sutphin, Sr., an unmarried person, all my right title and interests in and to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Brook Meade, Section V, as of record in Book 2133, Page 102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Andrew Sutphin, Sr., an unmarried person, and Kathleen Frances Kelly, an unmarried person, as joint tenants with rights of survivorship by Warranty Deed from Juli-Kay Baumann, a single woman, dated March 15, 2016, of record in Instrument No. 20160318-0025980, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Juli-Kay Baumann, a single woman, by Warranty Deed from George Edward Curvin, III and wife, Amy L. Gray, dated 09/22/05 and filed for record in Instrument Number 20050928-0116442, Register's Office for Davidson County, Tennessee.

This is improved property known as 733 Richfield Drive, Nashville, TN 37205.

IN TESTAMONY WHEREOF, I have hereunto set my hand and seal this 7 **day of** October, **2016.**

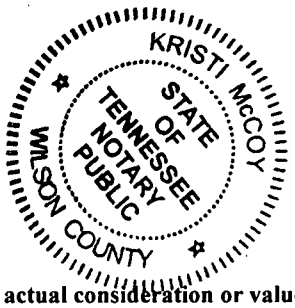
Kathleen Frances Kelly

Kathleen Frances Kelly

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Kathleen Frances Kelly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 7th **day of** October **2016.**



Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/27/19

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Kelly Pitman
Affiant

Subscribed and sworn to before me this 7th **day of** October, **2016.**

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19

Map & Parcel No.: 115-3-39

Name and address of new owner:
Send tax bills to:
Charles Andrew Sutphin, Sr.
733 Richfield Drive
Nashville, TN 37205

