QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

BILL GARRETT, Davidson County
Trans: T20160093244 DEEDQC
Recvd: 10/21/16 13:46 2 pgs
Fees:12.00 Taxes:0.00

20161021-0111579

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
SUBSCRIB $ 0 , **Affiant**
1st day of **Subscribed and sworn before me this the**
21 **Day of** October, 2016.
MY COMM Rebecca Hill, **Deputy Register**

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chrystal Cunningham	NEW OWNER	Map 08106000500
3715 Hydes Ferry Rd.	3715 Hydes Ferry Rd.	Group
Nashville, TN 37218	Nashville, TN 37218	Parcel

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Chrystal Cunningham, Candyce A. Love, Cheryl L. Harris, Caralyn A. Love, and Harold M. Love, Jr., Heirs of the Estate of Mary Love

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Chrystal Cunningham , unmarried

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that 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. 98 on the Map of Cumberland Gardens Subdivision as of record in Book 2900, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 begins at a point in the West margin of O'Neal Drive, the common front corner of Lots Nos. 97 and 98; thence westerly 109.1 feet to a point in the rear margin of Lot 100; thence southerly 8.0 feet to the common rear corner of Lots Nos. 99 and 100; thence, continuing southerly 98.5 feet along the common boundary of Lots Nos. 98 and 99 to a point in the north margin of Vance Avenue; thence easterly 65.2 feet margin to a concrete monument which marks the beginning of a curve with a radius of 20.0 feet, thence easterly and northerly around said curve 29.82 feet to a concrete monument in the west margin of O'Neal Drive; thence 61.33 feet northerly to the beginning.

Being the same property conveyed to Mary Love by deed from Allen Yancey, Jr., of record in Instrument 20011120-0127171, dated October 6, 2001, Register's Office for said County. The said Mary Love died intestate on March 9, 2014, and the Estate was filed for Probate as Probate No. 14P805, of record in Probate Court of Davidson County, Tennessee. The Grantees herein execute this instrument as Heirs of the Estate of Mary Love.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2716 O' Neal Drive, Nashville, TN 37208

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this _____ day of June, 2016.

Estate of Mary Love
By: _____ 10/16/16
Chrystal Cunningham, Heir

_____ 8/3/2016
Candyce A. Love, Heir

_____ Aug 16, 2016
Cheryl L. Harris, Heir

_____ 10/16/16
Caralyn A. Love, Heir

_____ 10/16/2016
Harold M. Love, Jr., Heir

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chrystal Cunningham, Heir of the Estate of Mary Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2016.

My Commission Expires: Sept. 12, 2018 Jerice Glanton
Notary Public

Jerice Glanton State of Tennessee Notary Public Davidson County

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candyce A. Love, Heir of the Estate of Mary Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3RD day of August, 2016.

My Commission Expires: 6/10/17
Notary Public

FABIAN ROMERO NOTARY PUBLIC MONTGOMERY COUNTY, MD COMM. EXP. JUNE 10, 2017

STATE OF GA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl L. Harris, Heir of the Estate of Mary Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of August, 2016.

My Commission Expires: 04/01/2018
Notary Public

MABLE ANN REYNOLDS NOTARY PUBLIC FAYETTE COUNTY EXPIRES GEORGIA April 1, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caralyn A. Love, Heir of the Estate of Mary Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2016.

My Commission Expires: Sept. 10, 2018 Jerice Glanton
Notary Public

Jerice Glanton State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold M. Love, Jr., Heir of the Estate of Mary Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2016.

My Commission Expires: Sept. 10, 2018 Jerice Glanton
Notary Public

Jerice Glanton State of Tennessee Notary Public Davidson County