Davidson County	DEEDQC
Recvd: 10/31/16 11:25	3 pgs
Fees:17.00 Taxes:0.00	
20161031-0114741	

#38201

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

Kara Krantz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24 DAY OF Oct., 2016.

NOTARY PUBLIC

My Commission expires: 8/25/18

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

Address of New Owner	Send Tax Bills To:	Tax Information:
Dawn May Nelson 78 Peachtree Street Nashville, TN 37210	Same / New Owner	Map/Parcel 119-06-0-138.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 21 day of October, 2016, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ricky Nelson, an unmarried person,** Grantor(s), have/has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Dawn May Nelson, an unmarried person,** Grantee(s) her heirs, successors, and assigns, his entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 119 on the Plan of Sterling Heights, Section Five, as of record in Book 1835, Page 37, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 75 feet on the Northerly side of Peachtree Street and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Dawn M. Starnes, unmarried, by deed dated May 10, 1995 from Mary Louella Mosley, a single person, of record in Book 9672, Page 908, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 26, 2000 in Instrument No. 20000201-0010274, Register's Office for Davidson County, Tennessee, Dawn M. Starnes, now known as Dawn M. Nelson, conveyed subject property to Dawn M. Nelson and husband, Ricky Nelson. By Quitclaim Deed dated October 16, 2015 in Instrument No. 20151030-0110612, Ricky Nelson conveyed his interest in subject property to Dawn Nelson.

This is improved property generally located:
78 Peachtree Street, Nashville, TN 37210

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Ricky Nelson** has caused this instrument to be executed, this the 21st day of October, 2016.

Ricky Nelson

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ricky Nelson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 21st day of October, 2016.

My commission Expires: NOV. 5, 2018

NOTARY PUBLIC

MARGARITA ILLINGWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 05, 2018

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

