QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160096823 DEEDQC
Recvd: 11/02/16 09:55 3 pgs
Fees:17.00 Taxes:0.00
20161102-0115713

W-CHL-16-161-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Glen G. Kavanagh, Married	new owner	
(NAME)	(NAME)	**136-07-0-041.00**
161 Timber Ridge Drive ,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-4622		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN FRANCIS KAVANAGH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GLEN G. KAVANAGH, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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. 60 on the Plan of Section Two, Priest Lake Park of record in Plat Book 4175, Page (s) 56 through 58, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anita Deal, unmarried by Quitclaim deed from Anita Deal, Successor Trustee of the Timber Ridge Land Trust of record in Instrument No. 20140226-0016447 Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on February 26, 2014.

Being the same property conveyed to Eric Sox and George Brandt by Substitute Trustee' s deed from Brock & Scott, PLLC of record in Instrument No. 20160329-0029476 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on March 29, 2016.

Being the same property conveyed to Glen Gordon Kavanagh and Kevin Francis Kavanagh by Quitclaim deed from Eric Sox, a married man and George Brandt, a married man, as joint tenants in common with rights of survivorship of record in Instrument No. 20160330-0030150 Register's Office for Davidson County, Tennessee, dated March 29, 2016 and recorded on March 30, 2016. This property has never been the primary or marital residence of the grantor herein.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **161 Timber Ridge Drive , Nashville, Tennessee 37217-4622**.

Witness my/our hand(s) this the 19 DAY OF September, 2016.

Kevin Francis Kavanagh

STATE OF CA
COUNTY OF Los Angeles

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

Witness my hand and official seal, this the _____ of _____, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See Attached

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On September 19, 2016 before me, Shawn M. Ford,
Date *Here Insert Name and Title of the Officer*

personally appeared Kevin Kavanagh
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SHAWN M. FORD
Notary Public - California
Los Angeles County
Commission # 2145723
My Comm. Expires Apr 7, 2020

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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