THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 20482034.2

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
James J. Madden, Jr., Trustee of the James J. Madden, Jr. Revocable Trust 7401 Huntwick Trail Nashville, TN 37221	James J. Madden, Jr., Trustee 7401 Huntwick Trail Nashville, TN 37221	Parcel ID: 127 00 0 140.00 127 00 0 141.00 127 00 0 168.00 127 00 0 143.00

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **PATRICIA M. MADDEN,** by these presents does hereby quitclaim and convey unto **JAMES J. MADDEN, JR., TRUSTEE OF THE JAMES J. MADDEN, JR. REVOCABLE TRUST**, established on February 5, 2008, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of her right, title and interest in and to the properties described on Exhibit A hereto.

The descriptions on Exhibit A hereto are the same as that contained in the prior deeds.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 28th day of October, 2016.

Patricia M. Madden by James J. Madden Jr Attorney in fact

Davidson County DEEDQC
Recvd: 11/02/16 13:00 5 pgs
Fees:27.00 Taxes:0.00
20161102-0115929

PATRICIA M. MADDEN by James J. Madden, Jr. Attorney-in-Fact of record in Instrument No. 20161031-0114916, Register of Deed's Office of Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James J. Madden, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Patricia M. Madden, and is authorized by Patricia M. Madden to execute this instrument on behalf of the said Patricia M. Madden.

WITNESS my hand and seal, at office this 28th day of October, 2016.

Rugenia Hines
Notary Public

RUGENIA HINES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 28th day of October, 2016.

Rugenia Hines
Notary Public

My Commission Expires:

_____

RUGENIA HINES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019

EXHIBIT A

Tract 1; Parcel ID: 127 00 0 140.00 and 127 00 0 141.00

Land in Davidson County, Tennessee, being Lot Nos. 5 and 6 on the plan of Huntwick Estates, Section 1, as of record in Book 4660, page 64, said Register's Office.

Beginning at a point in the northerly margin of Memphis Bristol Highway said point being the front corners of Lot 6 & 7; thence north between said two lots 255.00 feet to a point; thence westwardly 157.35 feet to a point; thence northwestwardly 147.29 feet to a point in the easterly margin of Huntwick Trail; thence continuing with said margin in a southerly direction 337.47 feet to the beginning of a curve; thence around said curve in a southeasterly direction 38.27 feet to a point in the northerly margin of Memphis Bristol Highway; thence continuing with said margin of eastwardly 352.34 feet to the point of beginning.

Being the same property conveyed to Patricia M. Madden by deed of record in Instrument No. 20080214-0014785, Register's Office of Davidson County, Tennessee.

Tract 2; Parcel ID: 127 00 0 168.00

Land in Davidson County, Tennessee, being Lot No. 38 on the plan of Section 2, Huntwick Estates, of record in Book 4860, pages 89 and 90, Register's Office for said County, described as follows:

Beginning at a pint in the northerly margin of Memphis Bristol Highway at the southeasterly corner of Section 2, Huntwick Estates, said pint also being the southeasterly corner of Lot 38; thence, with the northerly margin of said Highway, S 84° 26' 57" W 33.60 feet to a point, thence S 5° 33' 03" E 5.00 feet to a point; thence, S 84° 26' 57" W 131.92 feet to a point being the common corners between Lots 37-A and 38 of said plan; thence, leaving the northerly margin of said Highway, N 5° 33' 03" W 255.00 feet to a point; thence N 2° 53' 28" W 688.63 feet to the westerly common corners between lots 38 and 39; thence with the southerly line of lot 39, S 87° 19' 28" W 242.82 feet to the easterly common

corners between lot 39, S 87° 19' 28" W 242.82 feet to the easterly common corners between lots 38 and 39; thence with the southeasterly boundary line of Section 2, Huntwick Estates, S 1° 11' 28" W 909.45 feet to the point of beginning.

Being the same property conveyed to Patricia M. Madden by deed of record in Instrument No. 20080214-0014786, Register's Office of Davidson County, Tennessee.

Tract 3; Parcel ID: 127 00 0 143.00

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Huntwick Estates, Section Two, as of record in Book 4860, pages 89 & 90, Register's Office for said County, for a more complete description reference to said plan is hereby made.

Being the same property conveyed to Patricia M. Madden by deed of record in Instrument No. 20080214-0014787, Register's Office of Davidson County, Tennessee.

20482034.2

True Copy Certification

I, __Lucretia Albert_, 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/19

Notary's Seal (if on paper)

