THIS INSTRUMENT PREPARED BY: VICKY V. KLEIN, ATTORNEY
223 Madison Street, Suite 102
P. O. Box 608
Madison, TN 37116-0608
(615) 868-8886

BILL GARRETT, Davidson County
Trans:T20160101843 DEEDQC
Recvd: 11/17/16 13:21 2 pgs
Fees:12.00 Taxes:0.00
20161117-0121415

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Michelle Y. Glammeyer	Same	071 16 0 055.00
2463 Cabin Hill Rd.		
Nashville, Tn. 37214		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-
Sworn to and subscribed before me, this 20th day of ~~July~~ Oct, 2016.

AFFIANT

NOTARY PUBLIC

VICKY V. KLEIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 9, 2018

My Commission Expires: / /

FOR AND IN CONSIDERATION OF the sum of ten dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, **James S. McGuire**, "Grantor", being one of the heirs of Joe A. McGuire, does hereby quitclaim and convey unto **Michelle Y. Glammeyer**, "Grantee", her heirs and assigns, any and all right, title and interest he has in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Sunset View, Section III, of record in Book 2663, page 44, Register's Office for said County.

Said Lot No. 5 fronts 95 feet on the southerly side of Cabin Hill Road and runs back 288.8 feet on the easterly line and 243.8 feet on the westerly line to a dead line in the rear, measuring 133.8 feet thereon

Being the same property devised to Michelle Y. Glammeyer and Joe A. McGuire pursuant to the Last Will and Testament of Joe Nell Kramer, admitted to Probate on April 19, 2006, Seventh Circuit Court for Davidson County, Tennessee, Docket No. 06P-555 and further conveyed by Personal Representative's Quit Claim Deed, Instrument No. 20061207-0151559, of record in said Register's Office. Joe A. McGuire died on April 5, 2016, unmarried with no children, living or deceased. In accordance with his unprobated Will, Joe A. McGuire devised all of his interest in said property to Michelle Y. Glammeyer. Michelle Y. Glammeyer, James S. McGuire, Randall E. McGuire, Michael V. McGuire, Thomas R. McGuire, Jeffery W. McGuire and Robyn L. Denney are the only heirs at law of Joe A. McGuire.

This conveyance is subject to restrictions of record in Book 2492, page 307, which were made applicable by instrument of record in Book 2740, page 536, said Register's Office, easements and set back lines as shown on the above plan of record and to such other matters as may appear of record.

This is improved property located at 2463 Cabin Hill Road, Nashville, Tn. 37214.

Witness my hand at Nashville, Tennessee, this 8th day of August, 2016.

James S. McGuire

James. S. McGuire

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, **James S. McGuire**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within *Quitclaim Deed* for the purposes therein contained.

WITNESS my hand, at office, this 8th day of August, 2016.

Danna L. O'Neall

NOTARY PUBLIC

My Commission Expires: 11/05/19

