BILL GARRETT, Davidson County
Trans:T20160102395 DEEDQC
Recvd: 11/18/16 14:43 3 pgs
Fees:17.00 Taxes:0.00



20161118-0122078

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
Michele A Vickers
3880 Priest Lake Drive, #48
Nashville, TN 37217

Send Tax Bills To:
Same

Map and Parcel No.
~~Control Map B~~
~~Parcel 3.00~~
136030 B 003000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, Emma Vickers and Megan Vickers, (collectively referred to as "Grantors") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Michele A Vickers, ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, being townhouse number 48, Building 21 and the garage therewith in a horizontal property regime located on the plan of Priest Lake Condominiums, Phase 2, as of record in Book 4675, Page 131 and Book 4675, Page 145, in the Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the Secretary of Housing and Urban Development, by Trustee's Deed from Wilson and Associates, PLLC, Successor Trustee, Dated 10/29/2014 and recorded on 3/11/2015 in instrument number 20150311-0020627, in the Register's Office for Davidson County Tennessee.

Being the same property conveyed to Mr. Patrick Charles Vickers, married, from the Secretary of Housing and Urban Development on 5/9/2015 and recorded in the Register's Office for Davidson County Tennessee on 6/3/2015, Instrument #20150603-0051859. Mr. Vickers departed this life on January 7, 2016 without leaving a valid last will and testament. According to Tennessee statute his real property immediately vested with his heirs at law at the time of his passing. His only legal heirs at law being his wife Michele A Vickers, his daughter Emma Vickers and his other daughter Megan Vickers. Mrs. Emma Vickers and Mrs. Megan Vickers hereby execute this deed to convey all of their portion of this property to Mrs. Michele A Vickers in Fee Simple.

This is improved property known as ***3880 Priest Lake Drive, #48, Nashville, TN 37217.***

This legal description is the same as in the previous deed of record. Grantors and Grantees acknowledge this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 7th day of November, 2016.

Emma Vickers, Grantor

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 Emma Vickers, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2016.

Notary Public

CLIFTON B. SOBEL, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

My Commission Expires:
1/8/2019

Megan Vickers, Grantor

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 Megan Vickers, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2016.

Notary Public

CLIFTON B. SOBEL, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

My Commission Expires:
1/8/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Michele A Vickers, Grantee/Affiant

Sworn to and subscribed to before me this the 17th day of November, 2016.

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

9/20/20