BILL GARRETT, Davidson County
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Fees:12.00 Taxes:0.00
20161227-0135823

PREPARED BY:
Settlement Services of Nashville, LLC
93 Seaboard Lane
Suite 201
Brentwood, TN 37027

RACHAEL SINGER HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, is
$0

Affiant

Subscribed and sworn to before me, this 22nd day of December 2016

Notary Public

My commission expires: 3-3-2020

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF PROPERTY RECORDS.

QUITCLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO	MAP & PARCEL
Violet Jean Clarke 3002 Tuggle Avenue Nashville, TN 37211	NEW OWNER	11914017700

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, MATTHEW W. CLARKE and MARIA MCCULLOUGH, Grantor(s), have this day bargained and sold, and do hereby transfer and convey unto VIOLET JEAN CLARKE, an unmarried woman, Grantee(s), all their right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 3, on the Plan of C. Vance Hickerson's Addition to Tuggle Heights, of record in Book 1835, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to VIOLET JEAN CLARKE, MARIA MCCULLOUGH and MATTHEW W. CLARKE, tenants in common with rights of survivorship, by deed from Violet Jean Clarke, of record in Instrument No. 20120719-0063663, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 3002 Tuggle Avenue, Nashville, TN 37211.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this document was executed this 22nd day of December, 2016.

MATTHEW W. CLARKE

MARIA MCCULLOUGH

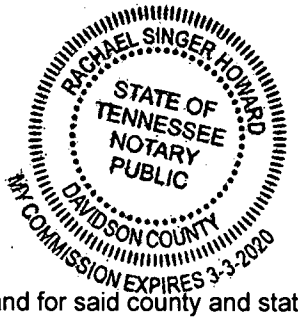
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named bargainor(s), MATTHEW W. CLARKE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of Dec., 2016.

Rachael Singer Howard

Notary Public

My Commission Expires: 3-3-2020



STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named bargainor(s), MARIA MCCULLOUGH, 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.

Witness my hand and official seal this 22nd day of December 2016.

Rachael Singer Howard

Notary Public

My Commission Expires: 3-30-2020

3-3-2020

