Davidson County DEEDQC
Recvd: 12/27/16 16:13 3 pgs
Fees:17.00 Taxes:0.00
20161227-0135970

THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
HALE & HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Georgianne Moran 8053 Canonbury Drive Nolensville, Tennessee 37135	SAME	Map 186 Group Parcel 4-0-A-9

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **PATSY N. MORAN**, hereinafter called the **"GRANTOR"**, hereby quitclaims and conveys unto **GEORGIANNE MORAN**, hereinafter called the **"GRANTEE"**, her heirs and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto to-wit:

Lot No. 194 on the Plan of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, as corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more completed description thereof

Being the same property conveyed to Georgianne Moran and Patsy N. Moran, as joint tenants with rights of survivorship, by Warranty Deed from Brookhaven Development, LLC of record in Instrument No. 20070817-0098541

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

This improved property is known as 8053 Canonbury Drive, Nolensville, Tennessee 37135.

WITNESS, the hand of the undersigned this 27 day of December, 2016, in Franklin, Tennessee, however, to be effective September 1, 2015.

PATSY N. MORAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, **Patsy N. Moran**, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of December, 2016 in Franklin, Tennessee.

Notary Public

LARHONDA H. MAXEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11-23-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for the value of this transfer is ___-0-_____ and NO/100 ($0.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 27th day of December, 2016.

Notary Public

LARHONDA H. MAXEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 11-23-2020

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

