BILL GARRETT, Davidson County
Trans:T20170003260 DEEDQC
Recvd: 01/12/17 13:01 3 pgs
Fees:18.00 Taxes:962.00
20170112-0003679

THIS INSTRUMENT PREPARED BY:
FREEDOM TITLE SERVICES, LLC
109 HAZEL PATH, SUITE 2
HENDERSONVILLE, TN 37075

MAP.GROUP.PARCEL: 091100E/002.00CO

NEW OWNERS:
Carson Lucia Morris
512B Hemstead Street
Nashville, TN 37209

SEND TAX BILLS TO:
New Owners

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **CANDACE H. DUNCAN, A SINGLE WOMAN,** by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **CARSON LUCIA MORRIS, A SINGLE WOMAN,** his heirs and assigns forever, the property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B ON THE PLAN OF 512 HEMSTEAD STREET TOWNHOMES AS SHOWN ON EXHIBIT B TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 512 HEMSTEAD STREET TOWNHOMES OF RECORD IN INSTRUMENT NO. 20150812-0080908, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to Candace H. Duncan, A Single Woman and Carson Lucia Morris, A Single Woman by Deed from Peggy C. Burkhalter, Trustee of the Peggy C. Burkhalter Revocable Trust U/A/D January 31, 2001, of record in Instrument No. 20161227-0135395, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 512B Hemstead Street, Nashville, TN 37209.

Candace H. Duncan
CANDACE H. DUNCAN

STATE OF Virginia
COUNTY OF Fairfax

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Candace H. Duncan, the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at McLean, VA
this the 22 day of December 2016.

Rene L Jarrett
Notary Public
My Commission Expires:

RENE LASHLEY JARRETT
COMMONWEALTH
REGISTRATION NO.
7530913
MY COMM. EXPIRES:
10/31/2020
OF VIRGINIA
NOTARY PUBLIC

STATE OF Virginia
COUNTY OF Fairfax

The actual consideration for this transfer is $260,000.00.

AFFIANT

Sworn to and subscribed before me, this 22nd day of December, 2016.

Rene L Jarrett
Notary Public
My Commission Expires:

RENE LASHLEY JARRETT
COMMONWEALTH
REGISTRATION NO.
7530913
MY COMM. EXPIRES:
10/31/2020
OF VIRGINIA
NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration for this transfer is $260,000.00.

Lori Bevis
AFFIANT

Sworn to and subscribed before me, this 29th day of December, 2016.

Gina Dunning
Notary Public
My Commission Expires: 9/25/19

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY