BILL GARRETT, Davidson County
Trans:T20170003408 DEEDQC
Recvd: 01/12/17 15:24 2 pgs
Fees:12.00 Taxes:0.00
20170112-0003870

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Herman J. Wethington BOX 1031 GLASGOW, KY 42142	RYAN WETHINGTON 4632 KENTUCKY AVE. NASHVILLE, TN 37209	091-08-0-174.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ryan J. Wethington, a Single Man,** by these presents does hereby quitclaim and convey unto **Herman J. Wethington and Ryan J. Wethington, a Single Man,** as joint tenants with rights of survivorship, his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 59 on an unrecorded map of a Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

BEGINNING at a point on the north margin of Kentucky Avenue at the southeast corner of Viewpoint Subdivision, of record in Book 547, Page 65; thence East with the Avenue, 50 feet to the corner of Lots 58 and 59; thence North with the line between said lots 142.5 feet East to a 15 foot alley; thence with said alley West 50 feet to a point in the east boundary of Viewpoint Subdivision; thence South with the line between said Viewpoint Subdivision and Lot 59, a distance of 142.5 feet to the point of beginning. Also conveyed without warranties of title is the 15 foot alley in the rear closed by Metro Ordinance No. 77-552, and 7 ½ foot depth by 50 foot portion of the alley adjoining Lot No. 59.

Being the same property conveyed to Ryan J. Wethington, a Single Man, by Warranty Deed from Mark Hayes, dated June 3, 2014, recorded June 5, 2014, in Instrument No. 20140605-0048914, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4632 Kentucky Avenue, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 10TH day of January 2017.

Affiant

My commission expires: 7-3-17
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10TH day of January, 2017.

Ryan J. Wethington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan J. Wethington, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 10TH day of January, 2017.

Notary Public

My Commission Expires: 7.3.17

