Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Brian Robert Emerson **Megan Stack Emerson** **110 Blackburn Avenue** **Nashville, TN 37205**	**Map/Parcel** **130-02-0-058.00**	**Brian Robert Emerson** **Megan Stack Emerson** **110 Blackburn Avenue** **Nashville, TN 37205**
This instrument prepared by: Emerge Law PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **BRIAN ROBERT EMERSON** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **BRIAN ROBERT EMERSON AND MEGAN STACK EMERSON, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **110 Blackburn Avenue, Nashville, Tennessee 37205**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 18th day of January, 2017.

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

BILL GARRETT, Davidson County
Trans:T20170005586 DEEDQC
Recvd: 01/20/17 08:19 3 pgs
Fees:17.00 Taxes:0.00

20170120-0006256

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property including, but not limited to, those set forth in Exhibit A.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 18 day of January, 2017.

BRIAN ROBERT EMERSON

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 **BRIAN ROBERT EMERSON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 18 day of January, 2017.

Notary Public

My Commission Expires: 10/31/17

BRIAN S. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT 31 201

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 69, BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS, as shown on plat of record in Plat Book 421, Pages 94 and 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian R. Emerson by Warranty Deed from A. C. Hobbs Yarbrough and wife, Anna Kristen Yarbrough, recorded on June 30, 2014 of record in document number 20140630-0056754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS SUBDIVISION, as recorded in Plat Book 421, Page(s) 94 and 95.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.