This instrument was prepared by:
STINNETT & WILKINSON
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Vanessa Maree Walters
4194 Bull Run Road
Ashland City, Tennessee 37015

SEND TAX BILLS TO:
Same

MAP: 55
PARCEL: 4.01

BILL GARRETT, Davidson County
Trans:T20170009155 DEEDQC
Recvd: 01/31/17 14:31 2 pgs
Fees:12.00 Taxes:0.00
20170131-0010384

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, **VANESSA MAREE WALTERS, Administratrix, C.T.A. of the Last Will and Testament of Mildred E. Cantrell**, hereinafter called Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **VANESSA MAREE WALTERS**, hereinafter called Grantee, her heirs and assigns, all right, title, claim, and interest in and to a certain tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

> **BEGINNING** at a stake, northwest corner of 6 acres tract now owned by Mildred E. Cantrell; thence with Cantrell's west line, South 25 degrees 55 minutes East 420 feet to a stake, Cantrell's southwest corner; thence North 44 degrees West 660 feet to a stake; thence North 25 degrees 55 minutes East 420 feet to a stake; thence with an old fence South 44 degrees East 660 feet to the beginning, **containing 6 acres, more or less.**
>
> **BEING** the same property conveyed to Mildred E. Cantrell by deed from H. W. Caldwell & Son, Inc. of record in Book 4086, Page 352, Register's Office for Davidson County, Tennessee and the same property devised to Vanessa Maree Walters by the Last Will and Testament of Mildred E. Cantrell, Docket No. 16P1391, Seventh Circuit Court, Probate Division, Davidson County, Tennessee.
>
> This description is the same as in the previous deed of record.
>
> This is improved property known as 4194 Bull Run Road, Ashland City, Tennessee.
>
> This deed was prepared without the benefit of a title examination.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this the 31st day of January, 2017.

Vanessa Maree Walters

VANESSA MAREE WALTERS
Administratix, C.T.A. of the Last Will and Testament of Mildred E. Cantrell

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VANESSA MAREE WALTERS, Administratix, C.T.A. of the Last Will and Testament of Mildred E. Cantrell**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 31st day of January, 2017.

James W. Stinnett, Jr.
Notary Public

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 10-30-2019

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $0.

Vanessa Maree Walters
Affiant

Subscribed and sworn to before me, this 31st day of January, 2017.

James W. Stinnett, Jr.
Notary Public

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 10-30-2019

JWS:PS:ESTATES:Davidson County:Cantrell, Mildred E.