QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF DAVIDSON Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 2017.

Notary Public

MY COMMISSION EXPIRES: aug. 15, 2020
(AFFIX SEAL)

L-QCD-17-1016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Yarian and wife, Sandi Anders	**New Owner**	
(NAME)	(NAME)	**07209038500**
1016 Fairwin Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARRY PORTER AND WIFE, ELEANOR PORTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID YARIAN AND WIFE, SANDI ANDERS**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 70 of the Eskridge Subdivision of a Part of the W.B. Franklin property, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harry Porter and wife, Eleanor Porter and David Yarian and wife, Sandi Anders by Quitclaim Deed from Harry Porter and wife, Eleanor Porter filed for record on December 14, 2009 in Instrument No. 20091214-0113833, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1016 Fairwin Avenue, Nashville, Tennessee 37216**.

BILL GARRETT, Davidson County
Trans:T20170013689 DEEDQC
Recvd: 02/15/17 10:08 2 pgs
Fees:12.00 Taxes:0.00
20170215-0015539

Witness my/our hand(s) this the 5 day of February, 2017.

Harry Porter
Harry Porter

Eleanor Porter
Eleanor Porter

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HARRY PORTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of February, 2017.

Darleene Williams
Notary Public

My Commission Expires: Aug. 15, 2020

DARLEENE WILLIAMS NOTARY PUBLIC STATE AT LARGE

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELEANOR PORTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of February, 2017.

Darleene Williams
Notary Public

My Commission Expires: Aug. 15, 2020

DARLEENE WILLIAMS NOTARY PUBLIC STATE AT LARGE

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903