Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170015986 DEEDQC
Recvd: 02/23/17 10:40 2 pgs
Fees:12.00 Taxes:0.00
20170223-0018148

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 10th day of February, 2017.

NOTARY PUBLIC

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires MAR. 9, 2020

My Commission Expires: 3/9/20

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Ann M. Mashburn 8252 Dalewood Ct. Brentwood, TN 37027	SAME	1713B159CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Sarah F. Goodrick, married, formerly known as Sarah K. Longhurst,** Grantor, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Ann M. Mashburn,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No.19 on the Plan of Phase Two, Section Five, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 578, revised in Instrument No. 20000804-0077800, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann M. Mashburn and Sarah F. Longhurst, as joint tenants with rights of survivorship, by Warranty Deed, from Kathleen E. Culhane Bemis, married f/n/a Kathleen E. Culhane and Patrick K. Culhane, unmarried, dated May 14, 2008, of record in Instrument No. 20080521-0052082, Register's Office for Davidson County, Tennessee. Sarah F. Longhurst having since married and is now known as Sarah F. Goodrick.

This property is known as: **136 Carriage Court, Brentwood, TN 37027**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 9th day of February, 2017.

Sarah F. Goodrick

Victor D. Goodrick*

*Victor D. Goodrick, husband of Sarah F. Goodrick, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sarah F. Goodrick and Victor D. Goodrick with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

This the 9th day of February, 2017.

My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

Notary Public