BILL GARRETT, Davidson County
Trans:T20170022626 DEEDQC
Recvd: 03/16/17 14:29 2 pgs
Fees:12.00 Taxes:0.00
20170316-0025944

2

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

ADDRESS OF NEW OWNER:
Patricia Luster
121 Queens Lane
Nashville, TN 37218

AFFIANT

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 13th day of March, 2017.

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1-26-19

Map & Parcel: 058-14-0-054.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Keith Luster, Roderick Luster and James Luster, III,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Patricia Luster,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Enchanted Hills, Section 10, of record in Plat Book 4460, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Luster, Jr. by Quitclaim Deed from Sarah M. Luster, of record in Instrument No. 20040721-0086944, Register's Office for Davidson County, Tennessee, dated July 15, 2004 and recorded on July 21, 2004.

James Luster, Jr., having died on August 17, 2011, devised his interest, by Last Will and Testament, in said property to his children, Patricia Luster, Keith Luster, Roderick Luster and James Luster, III, as shown in Case No. 15-741, Chancery Court, Davidson County, Tennessee.

This is real property commonly known as 121 Queens Lane, Nashville, TN 37218.

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 6th day of March, 2017.

Keith Luster

Roderick Luster

James Luster, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Keith Luster, Roderick Luster, James Luster, III, 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.

Witness my hand and seal, at office, this 6th day of March, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County