QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bunyan Rudd and Charlotte Rudd	**Same**	
(NAME)	(NAME)	043 14 0 120.00
4009 Barfield Crescent Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANDREA NICHOLL SORRELLS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **BUNYAN RUDD, AND WIFE, CHARLOTTE RUDD** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE UNRECORDED MAP OF MARGARET L. DICKENSON'S SUBDIVISION, SHOWN ON A COPY OF A SURVEY THEREOF BY BLANCHARD & PARRISH, ENGINEERS, DATED AUGUST 20, 1941, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF LANIER DRIVE, THE CORNER OF LOTS NOS. 3 AND 4; 217.5 FEET TO THE WEST LINE OF THE HAILEY SUBDIVISION; THENCE WITH THE LINE OF THE SAME, SOUTH 18 DEGREES 45' EAST 50 FEET TO THE CORNER OF LOTS NOS. 4 AND 5; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 219.1 FEET TO THE EASTERLY MARGIN OF LANIER DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTH 11 DEGREES 45' WEST 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM G. CANNON BY QUITCLAIM DEED FROM DIANE EGAN, RECORDED NOVEMBER 13, 1992 IN BOOK 8785, PAGE 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID WILLIAM G. CANNON HAVING SINCE DIED ON THE 7TH OF AUGUST, 2016, LEAVING ANDREA NICHOLL SORRELLS, AS HIS SOLE HEIR, AS NOTED IN AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20170316-0025988, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 20170316-0025989

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

WHENEVER USED HERIN THE TERMS "GRANTOR" AND "GRANTEE" SHALL INCLUDE SIGNULAR AND PLURAL, HEIRS, LEGAL REPRESENTATIVES AND ASSIGNS OF INDIVIDUALS, AND THE SUCCESSORS AND ASSIGNS OF CORPORATIONS, WHEREEVER THE CONTEXT SO ADMITS OR REQUIRES.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **127 LANIER DR, MADISON, TENNESSEE 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170022676 DEEDQC
Recvd: 03/16/17 15:21 2 pgs
Fees:12.00 Taxes:0.00
20170316-0025990

Witness our hands this the 14 day of March, 2017.

ANDREA NICHOLL SORRELLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 14th day of March, 2017.

REBECCA T. HOPPER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-25-2018

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212