BILL GARRETT, Davidson County
Trans:T20170023605 DEEDQC
Recvd: 03/20/17 15:22 2 pgs
Fees:12.00 Taxes:0.00
20170320-0027109

6

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant Clara Gail Cole

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

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 5/8/17

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Sammy O'Guin, **Christoper Michael O'Guin &** **Jennifer Michelle Hunt** **410 Capri Court** **Nashville, Tennessee 37209**	**SAME**	**09015014600**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Clara Gail Cole, Tammy Darlene Taylor, Sammy Norman O'Guin, Christopher Michael O'Guin and Jennifer Michelle Hunt**, by these presents does hereby transfer and quitclaim and convey unto **Sammy Norman O'Guin, Christopher Michael O'Guin and Jennifer Michelle Hunt,** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Being Lot No. 1158 on the map of Charlotte Park Subdivision, Section 16, as of record in Book 3300, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1158 fronts 47.27 feet on the north-easterly side of the cul-de-sac of Capri Court and runs back between lines 184.7 feet on the southeasterly side, and 160 feet on the westerly side, to a line in the rear measuring 203.7 feet thereon.

Being the same property conveyed to Lillian Elizabeth Pharris by deed dated June 29, 1987 from Ray E. Pharris of record in Book 7473, Page 869, Register's Office for Davidson County, Tennessee. The said Lillian Elizabeth Pharris A/K/A Lillian E. Hammock died Testate on September 17, 2011 and by Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 11-P-1479 devised her property to Clara Gail Cole, Debbie Arlene O'Guin and Tammy Darlene Taylor. The said Debbie Arlene O'Guin died on April 7, 2016 survived by her husband, Sammy Norman O'Guin and children, Christopher Michael O'Guin and Jennifer Michelle Hunt as surviving heirs.

This is improved property, **410 Capri Court, Nashville, Tennessee 37209**

WITNESS my hand this 15th day of **March, 2017.**

Clara Gail Cole
Clara Gail Cole

Tammy Darlene Taylor
Tammy Darlene Taylor

Sammy N. O'Guin
Sammy Norman O'Guin

Christopher M. O'Guin
Christopher Michael O'Guin

Jennifer Michelle Hunt
Jennifer Michelle Hunt

STATE OF Tennessee)
COUNTY OF Davidson)

On this 10th day of **March, 2017**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Clara Gail Cole** the 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 this 10th day of **March, 2017.**

Notary Public

My Commission Expires: 5/8/17

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF Tennessee)
COUNTY OF Davidson)

On this 10th day of **March, 2017**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Tammy Darlene Taylor** the 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 this 10th day of **March, 2017.**

Notary Public

My Commission Expires: 5/8/17

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF Tennessee)
COUNTY OF Davidson)

On this 8th day of **March, 2017**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Sammy Norman O'Guin** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 8th day of **March, 2017.**

Notary Public

My Commission Expires: 11/5/18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 8th day of **March, 2017**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Christopher Michael O'Guin** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 8th day of **March, 2017.**

Notary Public

My Commission Expires: 11/5/18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 9th day of **March, 2017**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Jennifer Michelle Hunt** the 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 this 9th day of **March, 2017.**

Notary Public

My Commission Expires: 11/5/18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.