Davidson County DEEDQC
Recvd: 04/13/17 15:15 4 pgs
Fees:22.00 Taxes:0.00
20170413-0036416

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 10th day of April, 2017. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

QUITCLAIM DEED

Address New Owner: Timothy Brown and Karen Brown 5303A Kentucky Avenue Nashville, TN 37209	Send Tax Bills To: Chase Bank Mail Code OH4732G P.O. Box 24633 Columbus, OH 43224	Tax Information Map and Parcel No.: 091070382.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **MARGARET S. BOND** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **TIMOTHY BROWN and KAREN BROWN,** husband and wife, their heirs and assigns, all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 5303A Kentucky Avenue, Nashville, TN 37209.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of March, 2017.

x Margaret S Bond
MARGARET S. BOND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named MARGARET S. BOND, 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 and official seal at office, this 29 day of March, 2017.

Notary Public

My Commission Expires: 5-8-17

DAVIDSON COUNTY, TN
KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 1206 of Block 183, on the Plan of No. 1, Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of the property.

Being the same property conveyed to Margaret S. Bond, an unmarried woman, by deed from L & S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20141105-0102271, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

