Davidson County DEEDQC
Recvd: 04/13/17 15:15 4 pgs
Fees:22.00 Taxes:0.00
20170413-0036417

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-. XMargaret S Bond Affiant Subscribed and sworn to before me, this 10th day of April, 2017. Notary Public My Commission Expires: 1/5/2020

QUITCLAIM DEED

Address New Owner: Margaret S. Bond 5303B Kentucky Avenue Nashville, TN 37209	Send Tax Bills To: Pinnacle Bank 3823 Cleghorn Avenue Nashville, TN 37215	Tax Information: Map and Parcel No.: Part of 091-07-0-215.00

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, **TIMOTHY BROWN and KAREN BROWN,** husband and wife (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **MARGARET S. BOND,** her heirs and assigns, all of its 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 5303B 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 10th day of April, 2017.

TIMOTHY BROWN

KAREN BROWN

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 TIMOTHY BROWN and KAREN BROWN, husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of April, 2017.

Notary Public

My Commission Expires: _____



Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 1208 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 Timothy Brown and Karen Brown, husband and wife, by deed from L & S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20141001-0090741, 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:

