NEW OWNER :
PAULA A. KINSLOW
AMY K. KINSLOW
107 WELDON DR
HERMITAGE, TN 37076

SEND TAX BILLS TO:
SAME

BILL GARRETT, Davidson County
Trans:T20170035008 DEEDQC
Recvd: 04/26/17 09:00 2 pgs
Fees:12.00 Taxes:0.00
20170426-0040753

Deed Reference:
Map 75 Group 10 Parcel 17.00

THIS INSTRUMENT PREPARED BY:
Shawn J. McBrien, Attorney At Law
133 S. College Street
Lebanon TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten ($10.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, **JUDY C. MORRISON and PAULA A. KINSLOW,** have this day forever quitclaimed to **PAULA A. KINSLOW and AMY K. KINSLOW**, their heirs and assigns, all their right, title and interest in and to a certain tract(s) of land described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 18 on the Plan of Hermitage Estates, of record in Book 3300, Page 71, Register's Office for said County, described as follows:.

BEGINNING at a point in the northerly margin of Luree Lane at the corner of Lots No. 18 and 19; thence with the line between said lots, northerly 129.6 feet to a corner of Lot No. 17; thence with the line between Lots No. 17 and 18, easterly 128 feet to the westerly margin of Weldon Drive; thence with the margin of the same, southerly 81 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the northerly margin of Luree Lane; thence with the margin of the same, westerly 80 feet to the beginning.

Being the same property conveyed to Judy C. Morrison and Paula A. Kinslow, by Executrix Deed from Judy C. Morrison and Paula A. Kinslow, Co-Executrixes of the Estate of Nell A.

Tidwell, dated March 16, 2017, of record as Instrument Number 201703200027097, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Thomas Baird Tidwell and wife, Nell A. Tidwell, by Warranty Deed from M. T. Melvin and wife, Mary T. Melvin, dated July 12, 1963, of record in Book 3577, Page 453, Register's Office for Davidson County, Tennessee.

Thomas Baird Tidwell predeceased Nell A. Tidwell on February 1, 2002.

Title to the property hereinabove described is subject to the following exceptions: All such valid and enforceable easements, conditions, restrictions and covenants of record.

WITNESS our hands this 9 day of April, 2017.

Paula A. Kinslow
PAULA A. KINSLOW

Judy C. Morrison
JUDY C. MORRISON

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Paula A. Kinslow and Judy C. Morrison, 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 9 day of April, 2017.

Martha S. Whitman
NOTARY PUBLIC
My Commission expires: 4-30-2019

MARTHA S. WHITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY