ADDRESS NEW OWNER:
James R. Kennedy
Wesley Scott Kennedy
4152 Nonaville Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
Same as above.

BILL GARRETT, Davidson County
Trans:T20170037595 DEEDQC
Recvd: 05/03/17 14:55 3 pgs
Fees:17.00 Taxes:0.00
20170503-0043883

Map and Parcel: 050N A 02400 000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **James R. Kennedy**, hereinafter referred to as the Grantor, his heirs and assigns, by these presents do hereby transfer and convey unto **Wesley Scott Kennedy 50% percent**, hereinafter the "Grantee" individually, his heirs and assigns, all his right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Lot No. 9 - A certain tract or parcel of land situate in the 4th Civil District of Davidson County, Tennessee, and being Lot No. 9 in Block "C" on a Map entitled Subdivision Map 3, of the Life and Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, Register's Office of Davidson County, Tennessee.

Said Lot No. 9 fronts 60 feet on the northerly side of Becker Avenue, and runs back between parallel lines 175 feet to a dead line, and being 60 feet thereon. Being a part of the same property conveyed to Cumberland Casualty Insurance company as of record in Book 1003, page 51, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W.S. Dobbs and wife, Marjorie Dobbs, by deed from Cumberland Development Company, of record in Book 1290, page 519, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Kennedy and wife, Marjorie Carol Kennedy (deceased, August 1, 2015), by Quitclaim Deed from W.S. Dobbs and wife, Marjorie Dobbs of record in Instrument Number 20000927-0095574, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 105 Becker Avenue, Old Hickory, Davidson County, Tennessee, 37138.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body; and do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise set out; and do further covenant and bind ourselves, heirs, and successors to the land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomever claiming by and through or under us but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 1st of May, 2017.

James R Kennedy

James R. Kennedy

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James R. Kennedy**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 1st day of May, 2017.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

My Commission expires: _____ Ruth D. Wakefield

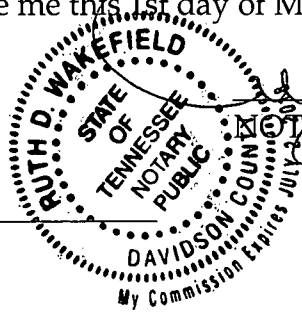
Notary Public

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

James R Kennedy
AFFIANT

Subscribed and sworn to before me this 1st day of May, 2017.



Ruth D. Wakefield
NOTARY PUBLIC

My Commission Expires: _____

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889