THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Lodestone Legal Group* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 25th day of May, 2017* *Notary Public* *My commission expires: 10/3/20*

HALEY FOUTCH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-3-2020

QUITCLAIM DEED

Name and Address of New Owner:
Gretel C. Garcia, Trustee
The Gretel C. Garcia Living Trust
505 Almadale Court
Brentwood, TN 37027

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel**:
1109 Lenore Street Nashville, TN 37206	94-1-141

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GRETEL GARCIA, AN UNMARRIED WOMAN,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE GRETEL C. GARCIA LIVING TRUST, GRETEL C. GARCIA, TRUSTEE,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of the Subdivision of Lot No. 3, N.H. Hobson's Lands, as of record in Book 421, page 78, Register's Office for said County to which plan reference is hereby made for a more complete description.

BILL GARRETT, Davidson County
Trans:T20170045374 DEEDQC
Recvd: 05/30/17 09:21 2 pgs
Fees:12.00 Taxes:0.00

20170530-0053097

Being the same property conveyed to Gretel Garcia, an unmarried woman, from Gretel Garcia, an unmarried woman, by Deed dated May 1, 2017, Instrument Number 20170503-0043324, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Charlene Toomey, unmarried, and Gretel Garcia, unmarried, by Warranty Deed from John Bartow, of record in Instrument No. 20160511-0046655, in the Register's Office for Davidson County, Tennessee. The said Charlene Toomey and Gretel Garcia having since married each other. Subsequently, the said Charlene Toomey died on November 13, 2016, leaving the said Gretel Garcia as her sole heir at law, as evidenced by the Affidavit of Heirship of record in Instrument No. 20170503-0043323.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25th day of May, 2017.

GRETEL GARCIA

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **GRETEL GARCIA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

HALEY FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-03-2020