Send Tax Bills To:
(New Owner)

Niki Brooks
2612 Brittany Drive
Nashville, TN 37206

This Instrument Prepared By:

Philip Mark Walker, Attorney
409 N. Locust Street
Springfield, Tennessee 37172

Map and Parcel No.: 07313021000

BILL GARRETT, Davidson County
Trans:T20170052085 DEEDQC
Recvd: 06/19/17 11:46 2 pgs
Fees:12.00 Taxes:0.00
20170619-0061199

QUIT-CLAIM DEED

THIS INSTRUMENT made and entered into on this the 9th day of June, 2017, by and between CHARLES L. SCHUTT, hereinafter called the Party of the First Part, and NIKI BROOKS, hereinafter called the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Party of the First Part conveys and quit claims unto the Party of the Second Part, all of his right, title and interest in and to the following described tract of land, situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 27 on the Map of Dugger Heights, Section III, as of record in Book 1835, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 150 feet on the southerly side of Highview Drive and runs back between lines 210.2 feet on the westerly line and 209.3 feet on the southeasterly line to a dead line on which it measures 22 feet.

Being the same property as conveyed to Ruby P. Schutt by Quit Claim Deed from William Jacob Schutt as of record in Book 3862, Page 589, Register's office of Davidson County, Tennessee. Ruby P. Schutt, having died intestate on August 26,

2016, leaving two heirs, Charles L. Schutt and Niki Brooks. The Estate of Ruby P. Schutt was administered in the Probate Court for Davidson County, Tennessee under Docket No. 16P 1539, said estate having been closed on the 26th day of May, 2017.

IN WITNESS WHEREOF, the Party of the First Part have hereunto set their signatures, the day and year first above written.

Charles L. Schutt
CHARLES L. SCHUTT

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES L. SCHUTT, 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 foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this the 9th day of June 2017.

ELLEN SIEMAY STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Ellen C. Siemay
Notary Public

My commission expires: Nov. 4, 2017

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

N.K. Brooks
Affiant

SUBSCRIBED and SWORN to before me, this the 14th day of June 2017.

AMBER CHURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 8, 2019

Amber Church
Notary Public or Register

My commission expires: July 8, 2019

AMBER CHURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 8, 2019