BILL GARRETT, Davidson County
Trans:T20170052619 DEEDQC
Recvd: 06/20/17 10:45 1 pgs
Fees:12.00 Taxes:0.00
20170620-0061849

QUITCLAIM DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00

Ernest E. Clancy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ernest E. Clancy	Ernest E. Clancy	Map 006416A13300
133 General Jackson Lane	133 General Jackson Lane	Group
Hermitage, TN 37076	Hermitage, TN 37076	Parcel

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Reba Speakman and Ernest E. Clancy, retaining a life estate, both unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ernest E. Clancy , unmarried

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 133 on the Plan of Jackson Meadow, Phase I, according to the Master Deed of record in Book 7433, Page 236 amended Book 7434, Page 642, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, Page 527, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description.

BEING the same property conveyed to Reba Speakman with Ernest E. Clancy retaining a life estate by Quitclaim Deed from Ernest E. Clancy, of record in Instrument 20110729-0058133, dated July 28, 2011, Register's Office for said County. See also Deed of Correction of record in Instrument 20120424-0034897, dated April 23, 2012, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 133 General Jackson Lane, Hermitage, TN 37076

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.

Witness our hands this 19th day of June, 2017.

Reba Speakman
Reba Speakman

Ernest E. Clancy
Ernest E. Clancy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reba Speakman and Ernest E. Clancy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.