Name and Address of Owner:	Send Tax Bills To:	Map-Parcel Numbers
Patricia Healy Luna 3430 Benham Avenue Nashville, TN 37215	Patricia Healy Luna 3430 Benham Avenue Nashville, TN 37215	117-07-0-189.00

QUITCLAIM DEED

For and in good consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we Patrick S. Embry and Patricia Healy Luna, husband and wife (hereinafter referred to as "Grantors"), by these presents do hereby quitclaim, grant and convey all right, title and interest in the real property described herein below unto Patricia Healy Luna (the "Grantee"), her successors and assigns, the following described tract of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 1-B, on the Plan of Zone Lot Division of Lot 1 of John B. Sheridan Subdivision, of record in Book 5190, Page 790, and amended in Book 6250, Page 29, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description.

Being the same property conveyed to Patricia Healy Luna by Warranty Deed from Harry Edward Stinson, unmarried, and Deana Dugmore, unmarried, dated June 30, 2010 and recorded July 2, 2010, of record in Instrument Number 20100702-0052391, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leslie A. Garside, Trustee, by Patricia Healy Luna, for the purpose of creating a tenancy by the entireties, and subsequently released by Leslie A. Garside, Trustee, and conveyed to Patrick S. Embry and Patricia Healy Luna, husband and wife, as tenants by entirety, by Quitclaim Deed of record in Instrument No. 20150205-0010869, Register's Office for Davidson County, Tennessee.

This is improved property, commonly known as 3430 Benham Avenue, Nashville, Tennessee 37215, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

IN WITNESS WHEREOF, we have hereunto set our hand on this the 10th day of July, 2017.

PATRICK S. EMBRY

PATRICIA HEALY LUNA

BILL GARRETT, Davidson County
Trans:T20170060423 DEEDQC
Recvd: 07/14/17 14:02 2 pgs
Fees:12.00 Taxes:0.00
20170714-0071124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janet L Layman, a Notary Public in and for said county and state, the within named PATRICK S. EMBRY, the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of July, 2017.

NOTARY PUBLIC
My Commission Expires: May 6, 2019

JANET L LAYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janet L Layman, a Notary Public in and for said county and state, the within named PATRICIA HEALY LUNA, the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of July, 2017.

NOTARY PUBLIC
My Commission Expires: May 6, 2019

JANET L LAYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this the 10, day of July, 2017.

NOTARY PUBLIC
My Commission Expires: May 6, 2019

JANET L LAYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:
Andrew Tolbird, Attorney
RESURGAM LAW, PC
P.O. Box 120495
Nashville, Tennessee 37212
(615) 745-9299