NEW OWNER:
LESTER MCCLAIN
1214 CONCORD HUNT DRIVE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

BILL GARRETT, Davidson County
Trans:T20170061371 DEEDQC
Recvd: 07/18/17 14:19 2 pgs
Fees:12.00 Taxes:0.00
20170718-0072344

Map & Parcel No.: 05002006300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **JUSTIN MCCLAIN**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **LESTER MCCLAIN**, his successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 55, on the Plan of Section III, Willow Creek, as shown on the plat of the same of record in Plat Book 5200, Page 631, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lester McClain and Justin McClain by Warranty Deed from John Kaul, unmarried, dated December 18, 2015, and of record in Instrument No. 20160107-0001481, in the Register's Office for Davidson County, Tennessee.

This is <u>IMPROVED</u> property known as: 3524 BROOKWAY DRIVE, NASHVILLE, TENNESSEE 37207.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 13th day of July, 2017.

JUSTIN MCCLAIN

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUSTIN MCCLAIN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of July, 2017.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: _____

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I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 13th day of July, 2017.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: _____