BILL GARRETT, Davidson County
Trans:T20170062692 DEEDQC
Recvd: 07/21/17 12:41 2 pgs
Fees:12.00 Taxes:0.00
20170721-0073980

This instrument was prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN., 37214
(615) 469-6857; Anthony@AttyBurns.com

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Chelsea B. Ryan 2927 McGavock Pike Nashville, TN 37214	New Owner	073-12 -018.00

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, recorded as Number 17D992, I, **PATRICK RYAN**, hereinafter referred to as **GRANTOR**, do hereby Quitclaim and convey unto **CHELSEA B. RYAN**, hereinafter referred to as **GRANTEE**, her heirs, successors, and assigns, all of my right, title, and interest in and to the following described tract or parcel of land, to-wit property:

LAND in Davidson County, Tennessee, being Lot No. 248 on the Plan of Section Two Sunset View of record in Plat Book 2663, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 248 being a corner lot fronts 155 feet on the Westerly side of McGavock Pike and 170 feet on the Northerly side of Ridgeland Drive and 31.24 feet along the curving corner at said intersection; and runs back between converging lines, 163 feet on the Westerly side and 147.76 feet on the Northerly side line to a point at the rear.

BEING the same property conveyed to Patrick Ryan by and Chelsea B. Ryan deed from John R. Hubard and Elva R. Hubard, husband and wife, of record in Instrument 20141028-0099374, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John R. Hubard and Elva R. Hubard, husband and wife, by Warrant Deed from Frankie M. Hendrixson, a widowed woman, of record in Instrument No. 20031104-0161216, said Register's Office.

SAID property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

THIS is improved real property known as: 2927 McGavock Pike; Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTEE HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

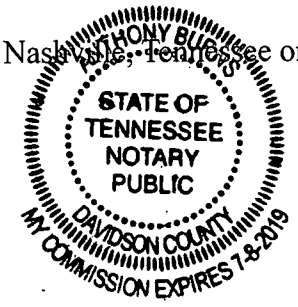
IN WITNESS WHEREOF, I have hereunto set my hand on this 12th day of July, 2017.

Patrick Ryan, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Patrick Ryan, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 12th day of July, 2017.



Notary Public

My Commission Expires: July 8, 2109

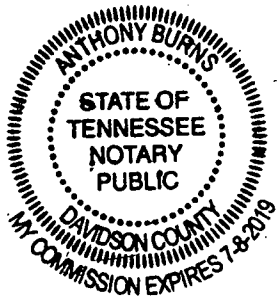
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $ -0- (divorce)

Patrick Ryan, AFFIANT

SWORN TO and subscribed before me on this the 12th day of July, 2017

Notary Public



My Commission expires: July 8, 2019