Prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Dr., STE 604
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20170063125 DEEDQC
Recvd: 07/24/17 10:50 2 pgs
Fees: 12.00 Taxes: 0.00
20170724-0074473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Patricia Green
Affiant

Subscribed and sworn to before me this 20th day of July, 2017.

Notary Public
My commission expires: 6/24/2019

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patrick Julian Robert L. Julian 5700 Tennessee Ave Nashville, TN 37209	SAME AS OWNER	a portion of 91-06-0-255.00

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THIS PARCEL INTO TWO SEPARATE TAX PARCELS WITH SEPARATE TAX PARCEL IDENTIFICATION NUMBERS.

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Patrick Julian, unmarried,** hereinafter referred to as Grantor, by these presents, do hereby quitclaim and convey all of their right, title and interest unto **Patrick Julian, unmarried,** in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1601 of Block No. 14, Plan No. 2, West Nashville, as shown by plat of record in book 57, Pages 172, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed by Quit Claim Deed to **Patrick Julian, unmarried**, from **Patrick Julian, unmarried, Robert L. Julian and wife, Debra Julian**, recorded July 24th, 2017, at Instrument Number 20170724-0074471, Register's office for Davidson County, Tennessee.

Further Being a portion of the same property conveyed by Warranty Deed to **Patrick Julian, unmarried, Robert L. Julian and wife, Debra Julian**, from Curtis M. Groves and Wife, Faith Groves, recorded November 22, 2005, at Instrument Number 20051122-0140917, Register's office for Davidson County, Tennessee.

This is a part of the improved property known as 5700 Tennessee Avenue, Nashville, TN 37209.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Whenever 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 20th day of July, 2017.

Patrick Julian

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, Patrick Julian the bargainor, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2017.

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 6/24/2018

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAMINATION WAS MADE.