FROM: **LOIS ABEL** TO: **CORY SHARP**

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LARRY H. HAGAR, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

BILL GARRETT, Davidson County
Trans:T20170068123 DEEDQC
Recvd: 08/07/17 14:58 2 pgs
Fees:12.00 Taxes:0.00
20170807-0080717

THIS INSTRUMENT WAS PREPARED BY: LARRY H. HAGAR, ESQ., UNDERHILL, NIEWOLD, HAGAR, UNDERHILL & EVANS
Market Street Building
219 Second Avenue, North, Suite 100
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is one dollar and zero cents ($1.00).

x Lois Abel
AFFIANT

Sworn to and subscribed before me this the 6th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: May 2, 2020

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Cory Sharp 805 & 809 Swinging Bridge Road Old Hickory, TN 37138	Same	43-4A-47.00 & 48.00

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND ZERO CENTS ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, LOIS ABEL, convey, transfer, release, relinquish, and quitclaim unto CORY SHARP, his heirs and assign all of my rights, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee,

described as follows, to wit:

Property being known as 805 & 809 Swinging Bridge Road, Old Hickory, TN 37138, and being described as follows:

Land in Davidson County, Tennessee, being Lots No. 47 & 85 o the Final Plat of River Landing, Section 1, Phase 1, of record in Instrument No. 200609180115492, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lois Abel by Warranty Deed from Lakewood R3, LLC, dated April 20, 2009, filed for record on April 27, 2009, of record in Inst. No. 20090427-0037393, said Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved property known as 805 & 809 Swinging Bridge Road, Old Hickory, TN 37138.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of August, 2017.

x Lois Abel
LOIS ABEL

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, Lois Abel, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 6th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: May 2, 2020

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.