THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **File #170612418**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer is: $-0-. Anderson Affiant Subscribed and sworn to before me, this 24th day of July 2017. Notary Public My Commission Expires:

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES May 8, 2021

QUITCLAIM DEED

Address New Owner: Emily E. Harrington, Mary C. Harrington, and Curtis Rodney Harrington 1713 Litton Avenue Nashville, TN 37216-4001	Send Tax Bills To: New Owner	Tax Information: 072-12 205.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Emily Harrington and Mary Harrington** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Emily E. Harrington, Mary C. Harrington, and Curtis Rodney Harrington,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 5 feet of Lot No. 117 and all of Lot No. 118 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page 60 & 61, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 118 and part of Lot No. 117 adjoin and front together 55 feet on the Northerly side of Litton Avenue and run back between parallel lines 150 feet to a deed line according to a survey by Z.J. Wilkinson, surveyor, dated February 19, 1942.

Being the same property conveyed by Warranty Deed from MJP Properties, LLC , A Tennessee Limited Liability Company, to Emily Harrington and Mary Harrington as recorded on the 8th day of May 2017 in Instrument No. 20170508-0045555, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1713 Litton Avenue, Nashville, Tennessee 37216.

BILL GARRETT, Davidson County
Trans:T20170070241 DEEDQC
Recvd: 08/14/17 12:01 2 pgs
Fees:12.00 Taxes:0.00
20170814-0083124

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2017.

Emily Harrington

Mary Harrington,
By: Emily Harrington as her attorney-in-fact

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Harrington, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Mary Harrington, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24h day of July 2017.

Notary Public

My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021