QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930 This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Janet Muse, et al 986 Malquin Drive Nashville, TN 37216	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: MAP 61-7 PARCELS 016 & 017

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Janet Muse, unmarried,

HEREINAFTER called the GRANTOR, has bargained and sold, severing **the current joint tenancy with right of survivorship**, and by these presents does transfer and convey unto

Janet Muse, unmarried and Victoria Susan Brewster, married,

HEREINAFTER called the GRANTEES, all of her rights and interest in a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lots numbered 23 and 24 in Section 2 of Broadmoor in Book 547, page 174, and are described as follows:

Each lot fronts fifty (50) feet on the Southerly side of Malquin Drive and runs back between parallel lines 155 feet to a dead line in the rear.

Being the same property conveyed to Marcella Olds, unmarried and Janet Muse, unmarried as Joint Tenants with Right of Survivorship, of record in Instrument No. 20170516-0048444, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Loyd Mabry, Kathleen M. Olds, and Janet Muse as Joint Tenants with Right of Survivorship of record in instrument number 20040512-0054859. James Loyd Mabry and Kathleen M. Olds have predeceased Janet Muse.

Subject to all matters set forth on the plan of record, applicable zoning ordinances, utility and other easements of record, and all other matters of public record.

This is improved property known as 986 Malquin Drive, Nashville, Tennessee, 37216.

Note: This transfer severs the Joint Tenancy with Right of Survivorship created by Instrument No. 20170516-0048444, Register's Office for Davidson County, Tennessee, referenced above.

WITNESS MY HAND this the 10th day of August, 2017.

Janet Muse

Janet Muse

BILL GARRETT, Davidson County
Trans:T20170074085 DEEDQC
Recvd: 08/24/17 15:53 2 pgs
Fees:12.00 Taxes:0.00
20170824-0087285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JANET MUSE,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 10th day of August, 2017.



Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: May 6, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Janet B Muse
AFFIANT

Sworn to and subscribed to before me this 10th day of August, 2017.



Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: May 6, 2019