This instrument prepared by:
R. H. Pursell,
Attorney-at-Law
414 Union Street, Suite 1850
Bank of America Plaza
Nashville, Tennessee 37219-1783

BILL GARRETT, Davidson County
Trans:T20170074638 DEEDQC
Recvd: 08/28/17 09:56 6 pgs
Fees:32.00 Taxes:0.00
20170828-0087901

QUITCLAIM DEED

Address of New Owner and Send Tax Bills To:
Angela Nuyens
5888 Fredricksburg Drive
Nashville, Tennessee 37659

Tax Map and Parcel
14505004100

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, **Angela Nuyens**, Grantor, does hereby quitclaim and convey to **Angela Nuyens**, Grantee, her heirs, successors and assigns, that certain unimproved real property located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Kimberly Estates, Section Two, as of record in Plan Book 5190, page 613, Register's Office for Davidson County, Tennessee, and dated March 16, 1982, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joseph Nuyens, and wife, Angela Nuyens by deed of record in Instrument # 20011005-0108390, Register's Office for Davidson County, Tennessee and Angela Nuyens being the sole owner, as the surviving wife of Joseph Nuyens, who died on February 28, 2017.
>
> Included in this conveyance are all of Grantor's rights, title and interest in and to a public utilities, drainage, ingress and egress easement benefitting the above-described property of record in Book 5867, page 242, said Register's Office and in and to a 20' easement for public utilities, drainage, ingress and egress benefitting the above-described property of record in Plat Book 5210, page 170, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property, including zoning restrictions and, including the following deed restriction:

> The utilization of the main floor of the existing garage shall be limited to a singular function specifically for vehicular parking and related uses as a garage and shall not be used for habitable residential living area. The maximum habitable residential living area for all structures or buildings on the property that is permitted on the property shall not exceed 7564 square feet without prior written approval from the City of Forest Hills or its successors.

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 my hand as of this _____ day of August 2017.

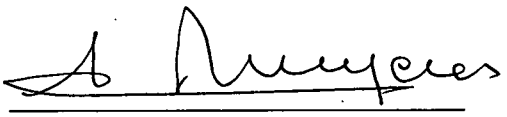
TAI

_____

Angela Nuyens

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.

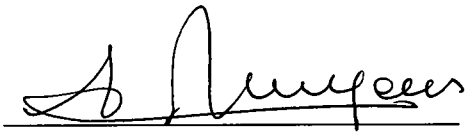
Witness my hand as of this 24th day of August 2017.



Angela Nuyens

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.

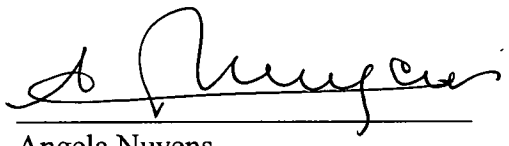
Witness my hand as of this _____ day of August 2017.



Angela Nuyens

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 my hand as of this _____ day of August 2017.



Angela Nuyens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared **Angela Nuyens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 24th day of August 2015.

Notary Public

My Commission Expires: 8/20/19

DON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this the 24TH day of August 2017.

Notary Public

My commission expires: 8/20/19

DON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY