BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170076525 DEEDQC
Recvd: 08/31/17 13:38 2 pgs
Fees:12.00 Taxes:0.00
20170831-0089729

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMI VANDERPOOL NEELY	**SAME**	**102-04-0-030.00**
(NAME) **6453 THUNDERBIRD DRIVE**	(NAME) 1305 Creek View Ct	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAMI VANDERPOOL NEELY, MARRIED, AND VICKI ROSE VANDERPOOL F/K/A VICKI VANDERPOOL HAHN, BOTH INDIVUALLY, AND AS THE SOLE HEIRS AT LAW OF ROSALIND D. VANDERPOOL, AND FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **JAMI VANDERPOOL NEELY, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1106 on the Plan of Charlotte Park, Section XIII, of record in Book 2900, Pages 142 and 143, Register's Office for said County.

Said lot fronts 72 feet on the easterly side of Thunderbird Drive and runs back 241.9 feet on the southerly line and 280.9 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Martha Morris and Rosalind Vanderpool from Lenora McKay Dowd, by Quitclaim Deed of record in Book 7946, Page 590, said Register's Office. Being further conveyed an undivided one half interest to Martha Morris, Pamela Morris Wilkerson, and Lori Morris Hall, and an undivided one half interest to Rosalind Vanderpool, Vicki Vanderpool Cooper, and Jami Vanderpool Neely, by Quitclaim Deed of record in Book 8293, Page 940, said Register's Office. Being further conveyed to Rosalind D. Vanderpool, Vicki Vanderpool Hahn, and Jami Vanderpool Neely, from Martha Morris, Pamela Morris Wilkerson and Lori Morris Hall, by Quitclaim Deed dated May 16, 1996, of record in Book 10053, Page 994, said Register's Office. The said Rosalind Dowd Vanderpool a/k/a Rosalind D. Vanderpool having since died testate on October 21, 2015 leaving Jami Vanderpool Neely and Vicki Rose Vanderpool as her sole heirs at law. See Probate Docket No. 15P-1992, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

See Affidavit of Heirship as to the heirs at law of Nora Rosalind Dowd Vanderpool a/k/a Rosalind Vanderpool being recorded simultaneously herewith of record in Instrument No. 20170831-0089727, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS THE SAME LEGAL DESCRIPTION AS THE PRIOR DEED****

Unimproved ( )
This is improved(X) property, known as **6453 THUNDERBIRD DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 30th day of August, 2017.

JAMI VANDERPOOL NEELY

VICKI ROSE VANDERPOOL

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 **Jami Vanderpool Neely and Vicki Rose Vanderpool**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th of August, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public