THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 250,000

AFFIANT

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. 67-4-409(a)(3)

THOMAS J. ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF September 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-2018

ADDRESS NEW OWNER(S) AS FOLLOWS:
Todd Anthony Hilbert
1705 Warfield Drive
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP – PARCEL
131-4-251

BILL GARRETT, Davidson County
Trans: T20170078470 DEEDQC
Recvd: 09/07/17 14:34 2 pgs
Fees: 13.00 Taxes: 925.00
20170907-0092173

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Tamara Hilbert, a single woman, do hereby remise, release and quitclaim unto Todd Anthony Hilbert, his successors and assigns, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, bounded and described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, being the easterly part of Lot No. 60, in M.N. Young's Park View Subdivision, a plan of which is of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

SAID easterly part of Lot 60 fronts 107.8 feet on the south margin of Glenwood Avenue and runs back 195 feet, more or less, on its easterly line to a dead line; and 185 feet, more or less, on its westerly line to said dead line, on which it shows 88 feet.

BEING the same property inherited by Todd Anthony Hilbert and Tamara Hilbert from Joyce Thurnherst Hilbert by her Last Will and Testament dated March 23, 2015 and probated in The Seventh Circuit Court for Davidson County, Tennessee in Case No. 17P214, said Final Order and Last Will and Testament filed for record in Instrument No. 20170907-0092171 and 20170907-0092172, Register's Office for Davidson County, Tennessee, conveyed to Anthony F. Hilbert (deceased) and wife Joyce T. Hilbert (deceased) by deed from Victor P. McKee and wife, Kathleen L. McKee dated October 6, 1971 and filed for record on October 8, 1971 in Book 4543, Page 566, Register's Office for Davidson County, Tennessee.

This is improved property known as 1101 Glenwood Avenue, Nashville, TN 37204.

WITNESS our hands this 1st day of September, 2017.

Tamara Hilbert

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Tamara Hilbert, 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 Brentwood, Williamson County, Tennessee, this 1 day of September, 2017.

THOMAS J ELMLINGER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TN

Notary Public

My Commission Expires: 5-23-2018

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.