Bill Garrett Davidson County
DEEDQC
Batch# 4972 3 pgs
09/26/2017 01:12:09 PM
Fees: $17.00 Taxes: $0.00
20170926-0098516

This instrument prepared by:
Miranda Christy
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
KATHY ELAINE NIEDERHAUSER RAY	Same	095 08 0 121.00
226 Cumberland Circle		
Nashville, Tennessee 37214		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **TERRY N. BELLENFANT** ("Grantor") does hereby assign, transfer and convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **KATHY ELAINE NIEDERHAUSER RAY**, and her successors, heirs and assigns. The real estate is described as follows:

Sally Ann Whitworth Niederhauser ("Decedent") owned the real property and improvements located at 226 Cumberland Circle, Nashville, Tennessee 37214, and more particularly described below, on the date of her death on April 7, 2015 in Nashville, Davidson County, Tennessee.

The Decedent died testate and her Last Will and Testament was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, as Docket No. 15P-1383. The real property described herein passed as part of the Decedent's Residuary Estate which was directed to pass in "equal proportions" to the Decedent's two daughters: (1) Terry Ann Niederhauser, also known as Terry Ann Niederhauser Bellenfant, and (2) Kathy Elaine Niederhauser, also known as Kathy Elaine Niederhauser Ray.

Accordingly, Terry Ann Niederhauser Bellenfant and Kathy Elaine Niederhauser Ray each received an undivided one-half interest in the real property located at 226 Cumberland Circle, Nashville, Tennessee 37214, and more particularly described below, as tenants in common:

> Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 93, 94 and 108 on the Plan of Bluefields, as of record in Book 843, Page 34, Register's Office for said County, described according to a survey made by W. W. Turner Company, Consulting Engineers, August 31, 1954, as follows:

Beginning on the westerly margin of Cumberland Circle at the northeast corner of the property conveyed to Thomas E. Egan and wife by deed from Merle Sanford, of record in Book 1199, Page 364, said Register's Office, said point being 25 feet south of the corner Lots Nos. 93 and 94; thence with the northerly line of said Egan property, westwardly 306.5 feet to an iron pin in the easterly margin of a 2-foot reserved strip; thence with the same, northwardly 100 feet to an iron pin; then eastwardly 345.1 feet to an iron pin on the westerly margin of Cumberland Circle; thence with same, southwardly 100 feet to the beginning.

Being the same property conveyed to **ROBERT F. NIEDERHAUSER and WIFE, SALLY WHITWORTH NIEDERHAUSER** by Warranty Deed from Edward Niederhauser and wife, Mary Frank Niederhauser, recorded in Book 93, Page 2346, on the 11th day of March, 1955, Register's Office for Davidson County, Tennessee.

Sally Ann Whitworth Niederhauser's husband, Robert F. Niederhauser, predeceased her on December 11, 1993, and such property vested in Sally Ann Whitworth Niederhauser as the surviving spouse.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 14 day of August, 2017.

Terry N. Bellenfant
Affiant

Notary Public

My Commission Expires: 03/03/2020

SHELIAH AMBURGEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXP. Mar. 3, 2020

This is improved property, known as 226 Cumberland Circle, Nashville, Tennessee 37214.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 14 day of August, 2017.

Terry N. Bellenfant
TERRY N. BELLENFANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry N. Bellenfant, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14 day of August, 2017.

Sheliah Ambourgey

My Commission Expires: 03/03/2020

