Bill Garrett Davidson County
Batch# 8523 DEEDQC
10/04/2017 02:44:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171004-0101899

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:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jeffery Allan Lucas **640 Ermac Drive** **Nashville, TN 37214**	**SAME**	**MAP 10-70-30-00** **PARCEL 1.00**

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,

Michael Shawn Guilbault and Ashton Allan Lucas

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Jeffery Allan Lucas

HEREINAFTER called the GRANTEE, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 10 on the map of "The Highlands Subdivision," of record in Book 2663, page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 170 feet on the westerly side of Ermac Drive and extends back 232.7 feet on the northerly line and 272.9 feet on the southerly line, to a line in the rear on which it measures 179.1 feet.

Being the same property conveyed to Mary Charlotte Lucas from Julie Vee Gibson, by quitclaim deed of record in Instrument No. 20100827-0068002, Register's Office for Davidson County, Tennessee.

Further being the same property inherited by Jeffery Allan Lucas, Michael Shawn Guilbault, and Ashton Allan Lucas as the sole heirs of Mary Charlotte Lucas, who died intestate on August 19, 2017, as referenced by Affidavits of Heirship, Instrument No. 20171004-0101897 and 20171004-0101898.

Subject to all applicable zoning ordinances, utility and other easements of record, and all other matters of public record.

This is improved property known as 646 Ermac Drive, Nashville, Tennessee, 37214.

WITNESS OUR HANDS this the 28th day of September, 2017.

Michael S. Guilbault
Michael Shawn Guilbault

Ashty A. Lucas
Ashton Allan Lucas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Michael Shawn Guilbault,** 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 28th day of September, 2017.

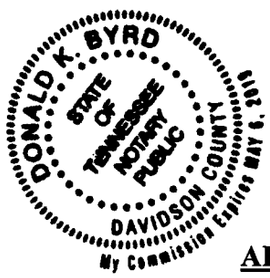


Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: May 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Ashton Allan Lucas,** 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 28th day of September, 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-.

AFFIANT

Sworn to and subscribed to before me this 29th day of September, 2017.



Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: