Bill Garrett Davidson County
Batch# 13558 DEEDQC
10/13/2017 04:18:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171013-0105423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Donald B Atwood
Affiant

Subscribed and sworn to before me this 4th day of Oct., 2017.

Leslie Walsh
Notary Public

My Commission expires: 3.20.19

Leslie Walsh State of Tennessee Notary Public Davidson County

This Instrument Prepared By:

John A. Beam, III
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Melissa K. Bryant **609 Andrea Court** **Antioch, Tennessee 37013**	**Melissa K. Bryant** **609 Andrea Court** **Antioch, Tennessee 37013**	**Map 149-9** **Parcel 179**

QUIT CLAIM DEED

WHEREAS, Donald B. Atwood and wife, Billie K. Atwood are the current owner of record of the property described below (the "Property");

WHEREAS, Billie K. Atwood died on April 4, 2013, and her interest in the Property passed to Donald B. Atwood by operation of law;

WHEREAS, Donald B. Atwood died on September 26, 2015;

WHEREAS, Donald B. Atwood, Jr. and Melissa K. Bryant are the children of Donald B. Atwood and Billie K. Atwood;

WHEREAS, in accordance with the laws of descent and distribution of the State of Tennessee, Donald B. Atwood, Jr. and Melissa K. Bryant each received an undivided one half interest in the Property by operation of law;

WHEREAS, the last will and testament of Donald B. Atwood, Sr. was entered for probate with the residuary estate passing in equal shares to his two children (Davidson County Probate, Case No. 16P825);

WHEREAS, Donald B. Atwood, Jr. signed an affidavit attesting to him being one of the surviving heirs, said affidavit of record in the Register's Office for Davidson County, Tennessee by Instrument Number: 20171013-0105422; and,

WHEREAS, the undersigned, Donald B. Atwood, Jr. desires to transfer and convey his interest in the Property to his sister Melissa K. Bryant.

KNOW ALL MEN BY THESE PRESENTS that Donald B. Atwood, Jr., for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim his undivided one half interest, to Melissa K. Bryant, her heirs, successors, and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 76 on the plan of Barclay Square, Section III, of record in Book 4675 at page 154, Register's Office for said county.

Said Lot No. 76 feonts 36.0 feet on the southerly margin of Andrea Court and extends back 140.89 feet on the westerly line and 117.70 feet on the easterly line to a broken line in the rear, measuring 149.68 feet thereon.

BEING the same property conveyed to Donald B. Atwood (deceased) and wife, Billie K. Atwood (deceased) by Deed from Dwight A. Wagner and wife, Jill W. Wagner of record in Book 6673, page 53, in the Register's Office for said County.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4 day of Oct, 2017.

Donald B. Atwood, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald B. Atwood, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 4th day of October, 2017.

Leslie Walsh
Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission expires: 3-20-19

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.