(1)

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Suite 150**
**Brentwood, TN 37027**

Bill Garrett Davidson County
Batch# 24852 DEEDQC
11/13/2017 10:00:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171113-0116039

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 26th day of October, 2017.

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Timothy and Molly Buckley<br>300 Garner Ave<br>Madison, TN 37115 | New Owner | 103-03-0-107.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Timothy R. Buckley, a married man and Molly Webb (now known as Molly A. Buckley), a married woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Timothy Ryan Buckley and Molly A. Buckley, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 and 37, Block "B" on the Plan of Overlook Estates, of record in Plat Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy R. Buckley, an unmarried man and Molly Webb, an unmarried person by Warranty deed Jacob H. McCaleb of record in Instrument No. 20140724-0065782 Register's Office for Davidson County, Tennessee, dated July 22, 2014 and recorded on July 24, 2014.

Being also known as 300 Garner Avenue, Nashville, TN 37115.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of October, 2017.

Timothy R. Buckley

Molly Webb, now known as Molly A. Buckley

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Timothy R. Buckley and Molly Webb, now known as Molly A. Buckley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of October, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018