THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Bill Garrett Davidson County
Batch# 30703 DEEDQC
11/28/2017 03:04:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171128-0121384

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Frank P. Rumbaugh 6 South McLean Apt 307 Memphis, TN 38104	Same	52-01-81,82 &83

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Betsy Anne Johnston, a single woman,** by these presents does hereby quitclaim and convey unto **Frank P. Rumbaugh, a married man,** his heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

The following described real estate, located in the County of Davidson, State of Tennessee, and more particularly Described as follows:

Land in Davidson County, Tennessee, Being Lot Nos. 37, 38 and 39 of Block "A" on the map of Crittenden Estates, of record in Book 974, Page 69, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Saving and excepting all that property contained in Deed dated August 16, 2000 from Sean C. Rast unto Allen E. Tidwell and Nell F. Tidwell in Legal Instrument number 2000080081814 described as follows:

Legal description being Lot No. 37, Block A, Crittenden Estates, according to the plat thereof, recorded in Plat Book 974, Pag 69 of the public records of Davidson County, Tennessee.

Being the same property conveyed to Betsy Ann Johnston, and Frank Rumbaugh, by Deed from Sean C. Rast, by Diana M. Rast, his attorney in fact, of record in instrument number 20051215-0150627, Register's Office for Davidson County, Tennessee, dated November 30, 2005 and recorded on December 15, 2005.

This is improved property also known as 168 Harrington Ave., Madison, TN 37115.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
21st day of November 2017.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21st day of November 2017.

Betsy Ann Johnston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Betsy Anne Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 21st day of November 2017.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021