This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

Bill Garrett Davidson County
Batch# 40035 DEEDQC
12/20/2017 03:49:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171220-0129777

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:
Christopher Todd Christian, I
204 Cunniff Parkway
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same

PARCEL ID NO:
033-140-042.00

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **CHRISTOPHER TODD CHRISTIAN, I,** by these presents do hereby quitclaim and convey unto **KATHLEEN CHRISTIAN, I,** a life estate in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 68 on the plan of Pleasant Hill Addition, of record in Book 3300, Page 7, in the Register's Office for Davidson County, Tennessee.

SAID Lot fronts 120 feet on the northerly side of Cunniff Parkway and runs back 275 feet on the westerly line and 369.5 feet on the easterly line to a dead line in the rear on which it measures 152.6 feet.

BEING the same property conveyed to Christopher Todd Christian, I, by Quit Claim Deed from Kathleen Christian, Trustee for The Roy T. Christian and/or Kathleen S. Christian Revocable Living Trust, of record in Instrument No. 20160912-0095890, Register's Office for Davidson County, Tennessee.

The above described tract is subject to all easements, restrictions and covenants of record.

This Deed is prepared from information of prior deeds furnished by the Grantee without the benefit of a survey; additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property known as 504 Cunniff Parkway, Goodlettsville, TN 37072.

Witness my hand this 20 day of December, 2017.

CHRISTOPHER TODD CHRISTIAN, I

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **CHRISTOPHER TODD CHRISTIAN, i,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2017.

NOTARY PUBLIC **SEAL**
My Commission Expires: 3/10/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this
20th day of December, 2017.

NOTARY PUBLIC **SEAL**
My Commission expires: 3/10/19