Bill Garrett Davidson County
Batch# 44855 DEEDQC
01/05/2018 12:47:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180105-0001808

This Instrument Prepared By
and after recording return to:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Sandra Abernathy
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
Sandra J. Abernathy and Janet M. Oakley 6951 Couchville Pike Mount Juliet, Tennessee 37122	Same
Tax Map Parcel No.: **181-02-0A 034.00CO**	

FOR AND IN CONSIDERATION of love and affection, I, Claudine Bogard, unmarried (the "**Grantor**"), hereby quitclaim and convey unto Sandra J. Abernathy and Janet M. Oakley, as tenants in common (collectively, the "**Grantees**"), and their successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County described below (the "**Property**").

Land in Davidson County, Tennessee, being all of Lot No. A-6 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Claudine Bogard pursuant to Warranty Deed recorded in Instrument No. 20081028-0707349.

The Grantor reserves a life estate in the Property.

This is improved property known as 8211 Lenox Creekside Drive #6, Cane Ridge, Tennessee 37013.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of Dec., 2016.

Claudine Bogard

Claudine Bogard

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 Claudine Bogard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December 2016.

LISA H. LEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Lisa H Lee

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Sandra J Abernathy

AFFIANT

Subscribed and sworn to before me this 19 day of December, 2016.

ROSEMARY C CALCESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

NOTARY PUBLIC

My Commission Expires: