THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
John M. Mabry
5407 Pennsylvania Ave
Nashville, TN 37209

Send Tax Bill to:
5407 Pennsylvania Ave
Nashville, TN 37209

Map-Parcel Number:
091-06-0 213.00

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2018.

Notary Public

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires:

1/1/2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JULIE A. MEDLIN, EXECUTRIX OF THE ESTATE OF SARAH M. RAGSDALE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **JOHN M. MABRY,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 5407 Pennsylvania Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of March, 2018.

Julie A. Medlin

Bill Garrett Davidson County
Batch# 70496 DEEDQC
03/19/2018 10:49:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180319-0025535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julie A. Medlin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March, 2018.

My commission expires: 11-3-2020

Notary Public

DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The Estate of Sarah M. Ragsdale

By: _____
Julie A. Medlin, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Julie A. Medlin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Executrix of the within named bargainor, the Estate of Sarah M. Ragsdale, and that she, as such Executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Sarah M. Ragsdale by the said Julie A. Medline as such Executrix.

Witness my hand and official seal this 9th day of March, 2018.

DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11-3-2020

_____
Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lots Nos. 1314 and 1316 of Block 35 plan no. 2 West Nashville, as of record in Book 57, page 172, Register's Office, Davidson County, Tennessee.

Said lot fronts 25 feet on the southerly side of Pennsylvania Avenue and runs back between parallel lines 150 feet to an alley.

This Quitclaim Deed having been executed and recorded to correct the Quitclaim Deed recorded in Instrument No. 20050308-0025664, said Register's Office.

Being a portion of the same property conveyed to John M. Mabry by deed from Julie A. Medlin, Executrix of the Estate of Sarah M. Ragsdale, dated 02/28/2005, of record in Instrument No. 20050308-0025664, said Register's Office.

Also being a portion of the same property conveyed to Sarah Marie Ragsdale by deed from Wayne D. Ragsdale of record in Book 8169, page 907, Register's Office for said County. The said Sarah Marie Ragsdale now being deceased – Probate No. 04P1290.