Bill Garrett Davidson County
Batch# 75018 DEEDQC
03/29/2018 04:18:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20180329-0029744

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
29 Day of March, 2018.
_____, Deputy Register

This Document Prepared By and
Mail Tax Statements To:
Ms. Marie Frances McQuiddy, Trustee
125 Queens Lane
Nashville, TN 37218

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, MARIE FRANCES MCQUIDDY, the GRANTOR,

Whose mailing address is 125 Queens Lane, Nashville, TN 37218;

hereby conveys and quitclaims to

MARIE FRANCES MCQUIDDY, as Trustee of THE MARIE MCQUIDDY LIVING TRUST, U/A dated 3-14, 2018, the GRANTEE,

Whose mailing address is 125 Queens Lane, Nashville, TN 37218;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 2619 Jefferson St, Nashville, TN.

Assessor's Parcel Number: 092 02 0 108.00

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 14 day of March, 2018.

Marie Frances McQuiddy
MARIE FRANCES MCQUIDDY

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this 14th day of March, 2018, before me, the undersigned, personally appeared MARIE FRANCES MCQUIDDY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My commission expires: 5/3/21

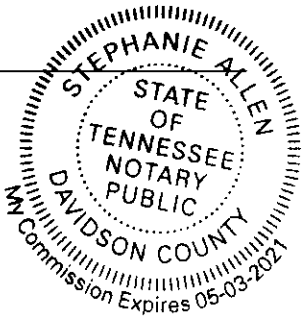


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of 0. H. Menees' Subdivision. as of record in Book 57, page 89. Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the southerly side of Jefferson Street and runs back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed to Jane Freeman Webb by deed from Nettie Allen Grimes of record in Book 5653, page 191, Register's Office for Davidson County, Tennessee. The said Jane Freeman Sims having died, on December 23, 1998, a resident of Davidson County. testate, Docket #99P-31, Will Book 225, page 31, of the Probate Court of Davidson County, Tennessee. Item No. 3 of her Last Will and Testament having granted authority to sell "all real property" to her executrix. Ann Celeste Sims.

Being the same property conveyed to Marie F. McQuiddy and Bobbie Lynn McQuiddy from Ann Celeste Sims, of record in Book 11459, page 848, said Register's Office. The said Bobbie Lynn McQuiddy having died on July 28, 2015, a resident of Davidson County, testate, of record in Docket #18UP4 with the Probate Court of Davidson County, Tennessee, Clause No. 9 of her Last Will and Testament having given her interest in all the rest and remainder of her real and personal property to her mother, Mary Frances McQuiddy.

and more commonly known as 2619 Jefferson St, Nashville, TN.

TAX PARCEL NUMBER: 092 02 0 108.00