Bill Garrett Davidson County
Batch# 75018 DEEDQC
03/29/2018 04:18:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180329-0029746

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 .
Brandi Weiss , **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 3219 Torbett St, Nashville, TN.

Assessor's Parcel Number: 092 09 0 074.00

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

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

My commission expires: 5/3/21

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No .38, on the plan of George E. Jackson 's Subdivision of the Marable Tract, as of record in Book 161, page 86, Register' s Office for said County.
Said lot fronts 39 feet on the southerly side of Torbett, formerly Murry Street, and runs back between parallel lines 115 feet to an alley.

BEING THE SAME property conveyed to Samuel T. Amos and wife, Eupora H. Amos, by deed from T. G. Higgins and wife, Evelyn C. Higgins, of record in Book 3159, Page 101, said Register's Office. The said Eupora H. Amos died (intestate) on November 14, 1963, and was survived by her husband, Samuel T. Amos, who acquired said property as surviving tenant by the entirety and is presently unmarried. They were continuously married from November 9, 1969 (date of deed) to November 19, 1963 (date of her death).

BEING THE SAME property conveyed to Bobbie Lynn McQuiddy by Warranty Deed from Samuel T. Amos, of record in Book 8484, Page 232, 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.

THIS PROPERTY IS CONVEYED subject to the Plan of record in Book 161, Page 86, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

and more commonly known as 3219 Torbett St, Nashville, TN.

TAX PARCEL NUMBER: 092 09 0 074.00