QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 77027 DEEDQC
04/06/2018 02:55:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180406-0032751

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Foster	**Same**	
(NAME)	(NAME)	**13015008500**
2715 Hemingway Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MATTHEW FOSTER, EXECUTOR OF THE ESTATE OF KAREN LEIGH STEVENS ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MATTHEW FOSTER, WIDOWED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 11 ON THE PLAT OF TYNE MEADE, SECTION 3, BLOCK C, OF RECORD IN PLAT BOOK 1424, PAGES 12, 13 AND 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 11 FRONTS 200.0 FEET ON THE SOUTHWESTERLY MARGIN OF HEMINGWAY DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 218.6 FEET ON THE NORTHWESTERLY LINE, AND 220.0 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE ON THE REAR ON WHICH IT MEASURES 200.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO **KAREN L. STEVENS**, BY EXECUTORS DEED FROM **CHARLES B. SELF, EXECUTOR OF THE ESTATE OF NORMA Y. STEVENS**, OF RECORD IN INSTRUMENT NUMBER **20110705-0051124**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MATTHEW FOSTER JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL POTENTIAL RESIDUAL INTEREST HE MAY HAVE IN THE PROPERTY AS BENEFICIARY OF THE LAST WILL AND TESTAMENT OF KAREN LEIGH STEVENS, FOUND IN THE PROBATE COURT OF DAVIDSON COUNTY IN DOCKET **17P1119**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **2715 Hemingway Drive, Nashville, TN 37215**

Witness our hands this the 3rd day of April, 2018.

Matthew Foster, Executor of The Estate of Karen Leigh Stevens

Matthew Foster

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Foster**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Executor** of the Estate of **Karen Leigh Stevens,** and that he, as such **Executor**, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the Estate as **Executor**.

Witness my hand and official seal, this the 3rd day of April, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Foster**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of April, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY