This Instrument Prepared By:
KNIGHT LEGAL
7003 Chadwick Drive, Suite 321
Brentwood, TN 37027
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Bill Garrett Davidson County
Batch# 77301 DEEDQC
04/09/2018 10:53:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180409-0033159

New Owner:	Send Tax Bill:	Map/Parcel
James Michael Sullivan and Anita W. Sullivan 5221 Larkway Drive Nashville, Tennessee 37211	SAME	161 08 0 004.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

RYAN KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2021

Sworn to and subscribed before me this 6th day of April, 2018.

Notary Public

My Commission Expires: 3/8/2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JAMES MICHAEL SULLIVAN**, by these present do hereby quitclaim and convey unto **JAMES MICHAEL SULLIVAN and wife, ANITA W. SULLIVAN**, as tenants by the entireties, their heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot no. 31 on the Plan of Kingswood Park, of record in Book 2900, page 70, Register's Office for said County, and described as follows: Beginning at a point in the northerly margin of Brewer Drive at the common corner of Lots 31 and 32; thence with the line between said Lots northerly 109.4 feet to a corner of Lot 30; thence with the line between Lots 30 and 31, easterly 155 feet to a point; in the westerly margin of Larkway Drive; thence with the margin of the same southerly 177.9 feet to a point at the beginning of a curve; thence around said curve southeasterly 39.27 feet to a point in the northerly

margin of Brewer Drive; thence with the margin of the same westerly 144 feet to the beginning.

Being the same property James H. Sullivan and wife Claudia Z. Sullivan by deed from James E. Adams and wife, Mary L. Adams on August 10, 1961 and of record in Book 3256, Page 281, in the Register's Office of Davidson County, Tennessee. James H. Sullivan died January of 1999. Claudia Z. Sullivan died on December 5, 2017.

Being the same property conveyed to James Michael Sullivan pursuant to ORDER TO PROBATE (MUNIMENT OF TITLE), entered on February 8, 2018 in the Circuit Court for Davidson County, Tennessee, Probate Division, and Last Will and Testament of Claudia Mae (Zeigler) Sullivan, both of record in Record No. 20180409-0033158, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2963, page 153, said Register's Office.

This is improved property known as 5221 Larkway Drive, Nashville, TN 37211.

This Conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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

WITNESS OUR HAND this 6th day of April, 2018.

By: James Michael Sullivan
JAMES MICHAEL SULLIVAN

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 James Michael Sullivan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Franklin, Tennessee, this 6th day of April, 2018.

NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021