30410-5 Box 14

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 86723 DEEDQC
05/01/2018 09:26:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180501-0040850

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2018.

Notary Public

My commission expires: 9/7/21

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey L. Hale	**New Owner**	**081-15-0-267.00**
134 Timber Hills Drive		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Charlene Pruitt, as heir at law of Kirk D. Kirkwood, deceased

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Jeffrey L. Hale, a married man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee being the Westerly 45 feet of Lot No. 262 on the Map of D.T. McGavock and Others Addition, as of record in Book 21, page 41 in Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 262 front 45 feet on Underwood Street beginning at a point on the Southerly side of Underwood Street 125 feet from the Westerly margin of 14th Avenue North and runs back between parallel lines 50 feet to a deal line

BEING the same property conveyed to Kirk Kirkwood, a single person, by Warranty Deed dated May 2, 1986 from Harry L. Armstrong and wife, Patricia J. Armstrong and Sandra H. Parkhurst, of record in Book 6866, page 354, Register's Office for Davidson County, Tennessee. Kirk Kirkwood died intestate December 19, 2011 leaving his children, Kirk D. Kirkwood, Jr. and Catherine Kirkwood as his heirs at law. There may be an additional child/heir of the late Kirk D. Kirkwood who has also inherited a share of the subject property.

PURSUANT to a recent tax sale the property was conveyed to Invest Holdings, LLC, by Report of Sale deed from Maria M. Salas, Clerk and Master of record in Instrument No. 20170926-0098466 Register's Office for Davidson County, Tennessee, dated May 8, 2017 and recorded September 26, 2017. This deed conveys any interest in the property which is held by the Grantor, including without limitation the right to redeem the property from such tax sale.

THE conveyance of the above described parcel of land is subject to the plan of record in Plat Book 21, page 41 Register's Office for Davidson County, Tennessee.

THE property conveyed herein is not the place of residence of the Grantor or his/her spouse.

Said property is conveyed to the limitation, restriction, and encumbrances as may affect the premises

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor makes no representations, covenants, or warranty of any kind whatsoever. By this instrument, the parties intend that Grantor release to Grantee whatever interest Grantor may have in the above property, if any.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **1503 Underwood Street, Nashville, TN 37208**

Witness my/our hand(s) this 4 day of 18, **2018.**

Charlene Pruitt

Charlene Pruitt

STATE OF Arkansas)
COUNTY OF Phillips)

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

Witness my hand and official seal at Helena (city), Arkansas (state), this 27 day of April, **2018.**

Betty Carter

Notary Public

NOTARY PUBLIC ARKANSAS
OFFICIAL SEAL
BETTY A CARTER
NO. 12385935
PHILLIPS COUNTY
My Commission Expires 01-06-2022

My Commission Expires: 01-06-2022