THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Richard F. Bryan
Affiant

Subscribed and sworn to before me, this 4th day of June, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 101424 DEEDQC
06/07/2018 09:32:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180607-0054663

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard F. Bryan 3825 Bedford Ave Ste 102 Nashville, TN 37215	New Owner	104-05-0-236.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Richard Bryan, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Richard F. Bryan, unmarried** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND lying in Davidson County, Tennessee, being the westerly 61.0 feet front and the westerly 54.0 feet rear of Lot No. 480 on the Map of Richland Realty Co.'s Division "C" as of record in Book 421, page 31, R.O.D.C., Tennessee and more particularly described according to a survey by R.L. Montoya-Land Surveying, dated September 25, 1978, as follows:

BEGINNING at an iron pin in the northerly margin of Meadowbrook Avenue said point being 179 feet, more or less, west of the intersection of Meadowbrook Avenue and Craighead Avenue, and the southwest corner of the Judy Charlotte Walker property as of record in Book 4627, page 82, R.O.D.C., Tennessee; thence with the northerly margin of Meadowbrook Avenue with a curve to the right (Radius = 1,319.78 feet) a distance of 61.00 feet to an iron pin, said point being the southeast corner of the Frances Marion Sullivan property as of record in Book 1055, page 20, R.O.D.C., Tennessee; thence leaving the northerly margin of said Avenue with Sullivan's east property line North 2 degrees 57 minutes 26 seconds West 82.11 feet to an iron pin, said point being the southwest corner of the J. H. Story property as of record in Book 2029, page 586, R.O.D.C., Tennessee; thence with Story's South property line North 88 degrees 24 minutes 23 seconds East 54.0 feet to an iron pin, said point being the northwest corner of the Walker property; thence with Walker's "west property line South 4 degrees 27 minutes 54 seconds East 103.33 feet to the point of beginning, containing 5,129 Sq. Feet (0.12 Acre) more or less.

being the same property conveyed to Richard Bryan by Warranty Deed recorded in Instrument Number 20180329-0029447 Register's office for Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June 2018.

Richard J. Bryan

Richard Bryan

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Richard Bryan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of June 2018.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public

My Commission Expires: _____