QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 109472 DEEDQC
06/27/2018 10:45:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180627-0061910

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: July 8, 2019

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy, Paulus, Hinman & Lux, PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth McFadden, Jr. (NAME)	**NEW OWNER** (NAME)	
3211 Healy Dr (ADDRESS)	(ADDRESS)	**08107054700**
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of no dollars and no cents, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara J. Owens (f/k/a Barbara J. Rogers),** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **Kenneth McFadden, Jr.,** ("Grantee") his, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Maple Grove Subdivision of Lot No. 1, of the Woodard Property of record in Book 57, Page 63, Register's Office for Davidson County, Tennessee.

Said lot fronts 33 1/3 feet on the east side of 10th Avenue North, formerly Maple Street and extends back between parallel lines 174 feet to an alley.

BEING the same property conveyed to Charles E. Rogers and wife, Barbara J. Rogers, by and through Barbara J. Owens by a Decree for Redemption, Davidson County Chancery Court Case No. 13-299-II, and of record at Instrument No. 20160921-0099278, Register's Office, Davidson County, Tennessee.

The said Charles E. Rogers died prior to the above referenced decree for redemption, with title vesting to Barbara J. Owens (f/k/a Barbara J. Rogers) under a right of survivorship.

This instrument is executed for the purpose of clarifying chain of title and the intent of the parties. The said Ms. Owens previously executed a quitclaim deed to the present Grantee, see Instrument No. 20141008-0093168, Register's Office, Davidson County, Tennessee. This instrument was dated prior to the Court's entry of the notice of redemption and final decree for redemption in the above referenced Davidson County Chancery Court Case No. 13-299-II.

This instrument was prepared with information supplied by the Grantor/Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as: **1818 10th Avenue North, Nashville, Tennessee 37208**.

Witness my hand this the 26th day of June, 2018.

Barbara J. Owens

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 **Barbara J. Owens** (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of June, 2018.

SHEELA LEVELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 8, 2019