THIS INSTRUMENT WAS PREPARED BY:

THE LAW OFFICE OF J. RYAN JOHNSON
901 WOODLAND STREET
NASHVILLE, TN 37206
615-645-2800

Bill Garrett Davidson County
Batch# 122480 DEEDQC
07/31/2018 08:27:03 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180731-0074364

QUITCLAIM DEED

FROM: KATHARYN CASTRO Map and Parcel No.:

13307029000

TO: NICHOLAS LOUIS BRITT-CUNNINGHAM
240 NUNLEY DRIVE
NASHVILLE, TN 27211
Send Tax Bills To: OWNER

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS ($1.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Katharyn Castro,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUIT CLAIM UNTO **Nicholas Britt-Cunningham,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY,** STATE OF **TENNESSEE,** MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 113 on the Plan of Valley View Meadows, Section III, as of record in Book 3700, Page 93, Register's Office for said County.
Said Lot No. 113 fronts 80 feet on the northerly side of Nunley Drive and runs back 284.46 feet on the westerly line and 272.65 feet on the easterly line to a broken line in the rear on which measures 80.99 feet.
This being the same property previously conveyed in instrument 20151027-0109213
I FURTHER ATTEST THAT THIS CONVEYANCE IS PURSUANT TO AN ORDER FINALIZING OUR DIVORCE ACTION, UNDER DAVIDSON COUNTY CIRCUIT COURT CASE NUMBER 18D446.

Kathryn Castro (Formerly Kathryn Britt)

Nicholas Britt-Cunningham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **Katharyn Castro and Nicholas Britt-Cunningham,** the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes.

SANDRA A. WEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness this the 27th day of July, 2018

Sandra A. Wemple

My Commission Expires 9-7-21