THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

Karen Y Johnson Davidson County
Batch# 152018 DEEDQC
10/17/2018 10:47:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181017-0102879

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Subscribed and sworn to before me this 15th day of October, 2018.

My Commission Expires: 12-19-20

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Claire Lynch	NEW OWNER	148-13-0-165.00
369 Gillette Road		
Nashville, TN 37211		

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Ian Gray and Claire Lynch,** GRANTOR, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Claire Lynch,** GRANTEE. Said property conveyed herein is described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Fairlane Park of record in Book 2331, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Said Lot No. 93 fronts 144.2 feet on the southerly side of Gillette Road and runs back between lines, 177 feet on the westerly line and 172.8 feet on the easterly line to a dead line in the rear, on which it measures 160 feet.**
>
> **Being the same property conveyed to Ian Gray and Claire Lynch by Warranty Deed from Dorothy Jean M. Cartwright, unmarried of record in Instrument No. 20121119-0106547, Register's Office for Davidson County, Tennessee, dated November 13, 2012 and recorded on November 19, 2012.**

This is improved property known as: 369 Gillette Road, Nashville, TN 37211.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the _____ day of October, 2018.

Ian Gray

Claire Lynch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Ian Gray and Claire Lynch**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 15th day of October, 2018.

Notary Public

My Commission Expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020