FROM: LINDA F. CULVER TO: JACQUELINE CULVER

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LARRY H. HAGAR, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

Karen Y Johnson Davidson County
Batch# 155102 **DEEDQC**
10/30/2018 11:41:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181030-0107330

THIS INSTRUMENT WAS PREPARED BY: LARRY H. HAGAR, ESQ.,
UNDERHILL, NIEWOLD, HAGAR, UNDERHILL & EVANS
Market Street Building
219 Second Avenue, North, Suite 100
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is one dollar and zero cents ($1.00).

x Linda F. Culver
AFFIANT

Sworn to and subscribed before me this the 30th day of October, 2018.

NOTARY PUBLIC

My Commission Expires: May 2, 2020

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Jacqueline Culver 4413 South Trace Blvd. Old Hickory, TN 37138	Jacqueline Culver 4413 South Trace Blvd. Old Hickory, TN 37138	064-09-0-A-007.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND ZERO CENTS ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, LINDA F. CULVER, the Grantor, reserving an estate for life unto LINDA F. CULVER, does hereby convey, transfer, release, relinquish, and quitclaim unto JACQUELINE CULVER, her heirs and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, subject to the estate for life reserved to LINDA F. CULVER, to wit:

Land in Davidson County, Tennessee, being Unit No 4413, together with the appurtenant interest in the common elements of Southfork Condominiums, Phase One, a horizontal property regime established by Master Deed of record in 6783, Page 839, as amended in Book 6994, Page 447, and Instrument No. 20020327-0037726, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda F. Culver, by Warranty Deed from Betty M. Fleming, unmarried, and Lorilee Fleming, unmarried, dated June 27, 2014, recorded July 2, 2014, of record in Instrument 20140702-0058198, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This is improved property known as 4413 South Trace Blvd., Old Hickory, TN 37138.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of October, 2018.

x Linda F Culver
LINDA F. CULVER

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, LINDA F. CULVER, 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 at Nashville, Tennessee, on this the 30th day of October, 2018.

NOTARY PUBLIC

My Commission Expires: May 2, 2020