This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Y Johnson Davidson County
Batch# 159502 DEEDWARR
11/14/2018 02:44:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181114-0112347

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Susan Eaddy and David Ribar, as Trustees of the Eaddy-Ribar Revocable Trust 328 Chesterfield Avenue Nashville, TN 37121	Susan Eaddy and David Ribar 328 Chesterfield Avenue Nashville, TN 37121	104-10-0 081.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **SUSAN ADAMS EADDY** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **SUSAN EADDY** and **DAVID RIBAR, TRUSTEES OF THE EADDY-RIBAR REVOCABLE TRUST**, and their successors, heirs and assigns. The real estate is described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 44 on the plan of Bransford Realty Co.'s West End Heights Subdivision, of record in Book 332, pages 124 and 125, Register's Office for said County.
>
> SAID Lot No. 44 fronts 60 feet on the easterly margin of Chesterfield Avenue and extends back with the southerly margin of a 15-foot alley 125 feet on the northerly line and 147 feet on the southerly line to an alley in the rear, measuring 64.3 feet thereon.
>
> BEING the same property conveyed to Susan Adams Eaddy, by warranty deed from Martha Recher and Mary H. Folger, of record in Book 9039, page 242, Register's Office for Davidson County, Tennessee.
>
> **Description Reference**: The description is the same as that used in the last deed prior to this transaction.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

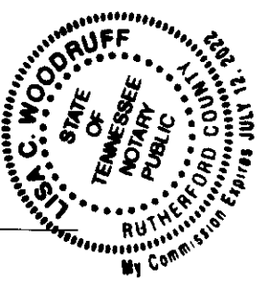
The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 13th day of November, 2018.

Affiant

Notary Public

My Commission Expires: _____



This is improved property, known as 328 Chesterfield Avenue, Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 13th day of November, 2018.

SUSAN ADAMS EADDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN ADAMS EADDY**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of November, 2018.

My Commission Expires:_____

