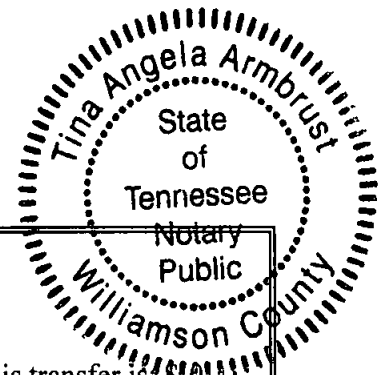


THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 13th day of November, 2018. Notary Public My Commission Expires: 2/18/19

QUITCLAIM DEED

Address New Owner: William James Cary and James Patrick Cary 4039 Russellwood Dr. Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 10307005100

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **William James Cary and James Patrick Cary, as the sole devisees under the Last Will and Testament of Patricia S. Cary and William James Cary, Executor of the Estate of Patricia S. Cary,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **William James Cary and James Patrick Cary, both married as tenants in common** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being Lot No. 30 on the Plan of Richland Meadows, Section 1, as of record in Book 2083, Page 40, Register's Office for said County, described as follows: Beginning at a point on the easterly margin of Oakmont Circle at the southwest corner of Lot No. 31 on said plan; thence, with the line between said lots Nos. 30 and 31, easterly 85.1 feet to the common corner of Lots Nos. 29, 30, and 31; thence, with the line between said lots Nos. 29 and 30, southwardly 106.4 feet to the northerly margin of Knob Road; thence, with the northerly margin of said road, westerly 55 feet to the beginning of a curve; thence, around said curve in a northerwesterly direction 39.3 feet to a point on the easterly margin of said Oakmont Circle; thence, with the easterly margin of said circle, northwardly 65 feet to the beginning.

Being the same property conveyed to Frances L. Swift and Patricia S. Cary, as Joint Tenants with Right of Survivorship from Jeff Farris, Trustee by Quitclaim Deed recorded on April 5th, 2002 in Instrument No. 20020405-0042017, in the Register's Office of Davidson County, Tennessee.

Karen Y Johnson Davidson County
DEEDQC
Batch# 172796
3 pgs
12/12/2018 08:30:00 AM
Fees: $17.00 Taxes: $0.00
20181212-0120756

Frances L. Swift having died on September 22nd, 2011. Her interest in said property having passed to Patricia S. Cary as the surviving joint tenant.

Patricia S. Cary having died on April 24th, 2018.

Last Will and Testament of Patricia S. Cary filed in the Seventh Circuit Court of Davidson County, Tennessee in Probate Docket No. 18P1040. Said Will and Testament having named William James Cary as Executor of the Estate of Patricia S. Cary. William James Cary and James Patrick Cary being sole devisees under said Last Will and Testament.

This is improved property known as 5404 Oakmont Circle Nashville, TN 37209.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2018.

William James Cary

James Patrick Cary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William James Cary and James Patrick Cary,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Tina Angela Armbrust
Notary Public

My Commission Expires: 2/18/19

Tina Angela Armbrust
State of Tennessee Notary Public
Williamson County

William James Cary, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William James Cary**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of **The Estate of Patricia S. Cary**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of November, 2018.

Tina Angela Armbrust
Notary Public

My Commission Expires: 2/18/19

Tina Angela Armbrust
State of Tennessee Notary Public
Williamson County