Karen Y Johnson Davidson County
Batch# 174670 DEEDQC
12/17/2018 10:16:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181217-0122287

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Duncan A. Earle 3053 Cody Hill Rd Nashville, TN 37211	Same As Owner	172120B36800CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **DUNCAN A. EARLE, A SINGLE MAN** does hereby quitclaim and by these presents does transfer and convey all of his right, title and interest unto **DUNCAN A. EARLE AND JENNIFER HIGGINS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** their heirs and assigns, in and to the following tracts of land in **Davidson County, Tennessee**, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Bradford Hills, Section Fourteen, as of record in Plat Book 7900, page 6 and Amended in Book 7900, page 739 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Duncan A. Earle, a single man, by Warranty Deed from Mary Rachel Cunningham, formerly known as Mary Rachel Roberts, and husband, Wesley H. Cunningham, executed October 22, 2012, and recorded October 31, 2012, of record in Instrument Number 20121031-0100003, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search or legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of December 2018.

Duncan A. Earle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Duncan A. Earle, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 17th day of December 2018.

Notary Public

My Commission Expires: May 3, 2020

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 17th day of December 2018.

Notary Public

My Commission Expires: May 3, 2020

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY