This Instrument prepared by and after recording return to:

Kee Bryant-McCormick, Esq.
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons Suite 2370
Hendersonville, Tennessee 37075

Karen Y Johnson Davidson County
Batch# 180632 DEEDQC
01/04/2019 12:24:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190104-0001164

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Pamela Lee 3500 Greenwood Drive Hermitage, Tennessee 37076	**Map 86; Group B Parcel 159**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **JAMES A. GLASS, JR.** do hereby quitclaim and convey unto Pamela Lee, all of my right, title and interest in and to that certain tract or parcel of real property located in the Davidson County, Tennessee, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property located at 3500 Greenwood Drive, Hermitage, Davidson County, Tennessee 37076.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

[Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 3 day of January, 2019.

GRANTOR:

JAMES A. GLASS, JR.

STATE OF KENTUCKY)
COUNTY OF WARREN)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JAMES A. GLASS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of January, 2019.

Brandy N Mayfield
Notary Public

My Commission Expires: 10/18/2021

BRANDY N. MAYFIELD
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
ID. # 588936
MY COMMISSION EXPIRES OCT. 18, 2021

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Being Lot No. 173 on the Final Plat of Fleetwood Subdivision, Phase Two, being a planned unit development, as of record in Plat Book 6900, Pages 738 and 739, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jerry R. Humphreys Jr. and Wife, Jennifer S. Humphreys by deed from Ken Lokey Homes of record in Deed Book 8210, Page 395 and re-recorded in Deed Book 8726, Page 18, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela Lee and Cora M. Glass by deed from Jerry R. Humphreys Jr. and Wife, Jennifer S. Humphreys recorded at Instrument No. 20010305-0020377, Register's Office for Davidson County, Tennessee.

An Affidavit of Heirship, recorded at Instrument No. 20190104-0001156, said Register's Office indicates Cora M. Glass died on January 12, 2011 intestate survived by her only son, James A. Glass, Jr. Pursuant to the Affidavit of Heirship, ownership of Cora M. Glass' one-half (1/2) ownership interest in the Property is owned by James A. Glass, Jr.

Declaration of Covenants, Conditions and Restrictions of record in Deed Book 7170, Page 987; Book 7628, Page and Book 7940, Page 562, Register's Office of said County. By-Laws in Book 7171, Page 4, Register's Office for said County. Storm Water Detention Agreement in Book 7107, Page 408, Register's Office for said County. Subject to Homeowner's Association dues.

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.