QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
130 Fern, LLC	**New Owner**	
(NAME) **3167 Brimstead Drive**	(NAME)	07114000100CO And 071140S00200CO
(ADDRESS) **Franklin, TN 37064**	Karen Johnson Davidson County Batch# 192738 **DEEDQC** 02/07/2019 09:00:36 AM 2 pgs Fees: $12.00 Taxes: $0.00 20190207-0011637	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAULA HENLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **130 Fern, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:
Being Units A and B, 130 Fern Avenue Residences, as shown in the Declarations of Covenants, Conditions and Restrictions for 130 Fern Avenue Residences, a Horizontal Regime with Private Elements of record in Instrument No. 20180126-0008314, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Formerly Known as:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Weakley & Dood's Subdivision of record in Plat Book 57, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 23 fronts 50 feet on the Southerly side of Highview Avenue and runs back between lines, 148 1/3 feet on the Westerly line and 146 2/3 feet on the Easterly line, to an ally in the ear and measures 50 feet thereon.

Being the same property conveyed to Claudell Vaughn, Shirley Carter, Earline Bowden, Kenneth M. Jones and Arnold L. Jones by Quitclaim deed from Claude M. Jones and wife, Mary E. Jones of record in Book 9798, page 82, Register's Office for Davidson County, Tennessee, dated December 14, 1995 and recorded on September 18, 1995.

Being the same property conveyed to Claudell Vaughn by Quitclaim deed from Earline D. Bowden and husband Leslie Vaughn of record in Instrument No. 20020916-0112339 Register's Office for Davidson County, Tennessee, dated September 15, 2002 and recorded on September 16, 2002.

The said Shirley Carter having since died intestate on August 3, 1999, leaving husband, Jerry Carter, and children Debbie F. Martin, Larry W. Carter and Thomas Carter as her heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20170605-0055991, in the Register's Office for Davidson County, Tennessee.

The said Thomas Carter having since died intestate on May 23, 2011, leaving wife, Paula Jean Zentz, and children, Jerry Carter and Paul Carter as his heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20170605-0055987, in the Register's Office for Davidson County, Tennessee.

The said Jerry Carter, husband of Shirley Carter, having since died testate on October 24, 2012, devising said property

to Debbie F. Martin, Larry W. Carter and Thomas Carter as evidenced in Probate Case No. 12P1811, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Thomas Carter having predeceased his father, Jerry Carter, leaving Jerry Carter and Paul Carter as his heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20170605-0055987, in the Register's Office for Davidson County, Tennessee.

The said Kenneth M. Jones having since died intestate on November 27th, 2006, leaving wife, Ellen Jones and child, Misty Dawn Jones as his heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20170605-0055999, in the Register's Office for Davidson County, Tennessee.

Misty Dawn Jones is correctly known as Mitzy Dawn Jones.

Further being the same property conveyed to 130 Fern, LLC, by Warranty Deed from Claudell Vaughn, Arnold L. Jones, Debbie F. Martin, Larry W. Carter, Jerry Carter, Paul Carter, Ellen Jones and Mitzy Dawn Jones of record in Instrument Number 20170614-0059516, Register's Office for Davidson County, Tennessee.

The said Paula Jean Zentz is now known as Paula Henley.

For the purpose of this conveyance, the subject property was not the Grantor's primary marital residence.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **130 A and B Fern Avenue, Nashville, TN 37207**.

Witness my/our hand(s) this the 4th DAY OF February, 2019.

Paula Henley

KATHLEEN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of February, 2019.

Notary Public
My Commission Expires: 3/8/2021
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212