Karen Johnson Davidson County
Batch# 315185 DEEDQC
11/14/2019 08:17:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191114-0117239

This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties
No title exam requested or performed.

Name and Address of New Owner:
Christine Curtis-Bradt
13301 Arborbend Drive
Smyrna, Tennessee 37167

Robert Curtis
3207 State Highway N
Clever, Missouri 65631

Send Tax Bills To:
Christine Curtis-Bradt
13301 Arborbend Drive
Smyrna, Tennessee 37167

Tax Map/Parcel: 176-01-0A-051.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

IN ORDER TO PERFECT TITLE IN THE GRANTEE, I, the undersigned, **SANDRA KAY CURTIS**, do hereby transfer, convey and quitclaim unto **CHRISTINE MARIE CURTIS-BRADT and ROBERT A. CURTIS**, their heirs and assigns, forever, all of my right, title, claim and interest, including but not limited to any life estate therein, in the following described real estate situated in Davidson County, Tennessee, to-wit:

Being Lot No. 51 on the Final Plat of The Estates of Hickory Woods as of record in Instrument No. 20010412-0036163, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert L. Curtis and wife Betty L. Curtis from Classic Homes Bos, L.P. by Warranty Deed of record in Instrument No. 20020808-0095450, in the Register's Office of Davidson County, Tennessee. The said Betty L. Curtis predeceased Robert L. Curtis on October 22, 2005 leaving him as the surviving tenant by the entirety. The said Robert L. Curtis died on May 25, 2019, leaving a Last Will and Testament of record in Will Book 68, page 39, in the County Clerk's Office of Rutherford County, Tennessee. Said Last Will and Testament devised a life estate interest to the subject property to his wife Sandra Kay Curtis with a remainder interest to Christine Marie Curtis-Bradt and Robert A. Curtis.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

WITNESS MY HAND on this the 7th day of November, 2019.

Sandra K. Curtis
SANDRA KAY CURTIS

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named SANDRA KAY CURTIS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this 7th day of November, 2019.

Notary Public

My commission expires: March 19, 2023

BARBARA LYNN JOHNSON NOTARY PUBLIC RUTHERFORD COUNTY TENNESSEE EXPIRES Mar 19, 2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Sandra K. Curtis
Affiant

Sworn to and subscribed before me this 7th day of November, 2019.

Notary Public

My commission expires: March 19, 2023

BARBARA LYNN JOHNSON NOTARY PUBLIC RUTHERFORD COUNTY TENNESSEE EXPIRES Mar 19, 2023